



**20 Blackshale Road, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 7GE**

**Offers In The Region Of £250,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Semi Detached House
- Refurbished to a High Standard
- Four Bedrooms
- Lounge & Separate Kitchen
- Low Maintenance Landscaped Rear Garden
- Spanning Over 3 Floors
- Beautifully Appointed Throughout
- En Suite Bathroom & Family Bathroom
- Double Width Block Paved Driveway
- Single Garage

A modern, three storey, four bedroom semi detached house presented in immaculate condition throughout, located on a cul-de-sac in a popular area within easy reach of local amenities.

Our clients have overseen a comprehensive level of refurbishment and modernisation throughout the house and to the exterior over the last two years, creating a truly stunning modern home of high calibre. The property is beautifully appointed throughout with a quality fitted kitchen and neutral decor and flooring - including attractive, herringbone LVT flooring to the ground floor.

The ground floor living accommodation comprises an entrance hall, downstairs WC, quality shaker kitchen with integrated appliances and a fitted breakfast/dining area and a lounge with French doors leading out to the south facing rear garden. The first floor landing leads to three bedrooms and a modern family bathroom. The second floor leads to a large master bedroom suite with extensive and beautifully appointed fitted wardrobes to two walls and a modern en suite bathroom.

Overall, this is a fantastic opportunity to acquire a superb modern home and internal viewing is highly recommended.

## OUTSIDE

Externally, both the front and rear have been landscaped and improved to include a double width block paved driveway frontage providing off road parking for two cars. There is an additional parking area in front of a single garage to the side of the house. Beyond here, there is a garden area with shrubs and a paved pathway and gate leads to a good sized low maintenance slate chippings area with a continuation of the path which leads round to gated access to the rear garden. To the rear of the property, there is a lovely landscaped garden featuring an Indian sandstone patio, artificial lawn and borders with plants and shrubs.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE HALL

11'10" x 6'8" max (3.61m x 2.03m max)

With herringbone LVT floor, radiator and stairs to the first floor landing.

### DOWNSTAIRS WC

5'7" x 2'10" (1.70m x 0.86m)

Having a modern two piece white comprising a low flush WC. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Herringbone LVT floor and chrome heated towel rail.

### KITCHEN

13'8" x 9'2" (4.17m x 2.79m)

A beautifully appointed fitted kitchen with contemporary shaker cabinets comprising wall cupboards, base units and drawers complemented by quartz work surfaces and attractive herringbone tiled splashbacks. Inset sink with drainer and mixer tap. Integrated single oven, four ring induction hob and extractor hood above. Integrated dishwasher and integrated fridge/freezer. Plumbing for washing machine and space for a tumble dryer enclosed behind doors. Herringbone LVT floor, vertical radiator, ceiling spotlights, fitted breakfast bar/dining space with matching herringbone tiling to the wall and double glazed window to the front elevation.

### LOUNGE

16'3" x 11'0" (4.95m x 3.35m)

A lovely reception room, with detailed panelled wall feature, herringbone LVT floor, radiator, understairs storage cupboard, double glazed window to the rear elevation and French doors leading out onto the rear garden.

### FIRST FLOOR GALLERIED LANDING

9'9" x 6'7" (2.97m x 2.01m)

With airing cupboard housing the pressurised hot water cylinder and stairs to the second floor master bedroom suite.

### BEDROOM 2

12'7" x 9'4" (3.84m x 2.84m)

With radiator and double glazed window to the front elevation.

### BEDROOM 3

12'1" x 9'4" (3.68m x 2.84m)

With radiator and double glazed window to the rear elevation.

### BEDROOM 4

9'1" x 6'7" (2.77m x 2.01m)

With radiator and double glazed window to the rear elevation.

### FAMILY BATHROOM

6'6" x 5'7" (1.98m x 1.70m)

Having a modern three piece white suite comprising a panelled bath with rainfall shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail. Modern marble style tiled floor and part tiled walls and obscure double glazed window to the front elevation.

## SECOND FLOOR

### MASTER BEDROOM 1

15'5" x 11'11" (4.70m x 3.63m)

A large master bedroom, having quality extensive fitted wardrobes to two walls with ample hanging rails and shelving. Radiator and double glazed window to the front elevation.

### EN SUITE BATHROOM

6'4" x 5'1" (1.93m x 1.55m)

Having a modern three piece white suite comprising a panelled bath with rainfall shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail. Modern marble style tiled floor and part tiled walls and velux roof window to the rear elevation.

### GARAGE

17'0" x 8'7" (5.18m x 2.62m)

With up and over door.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

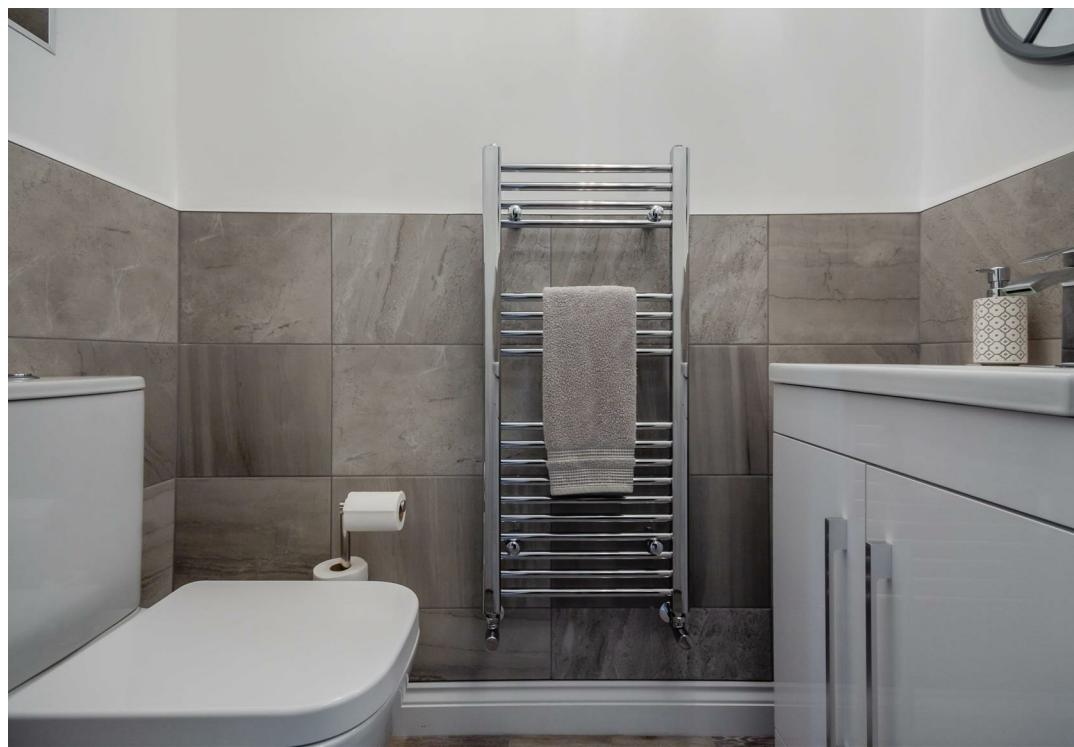
### MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.













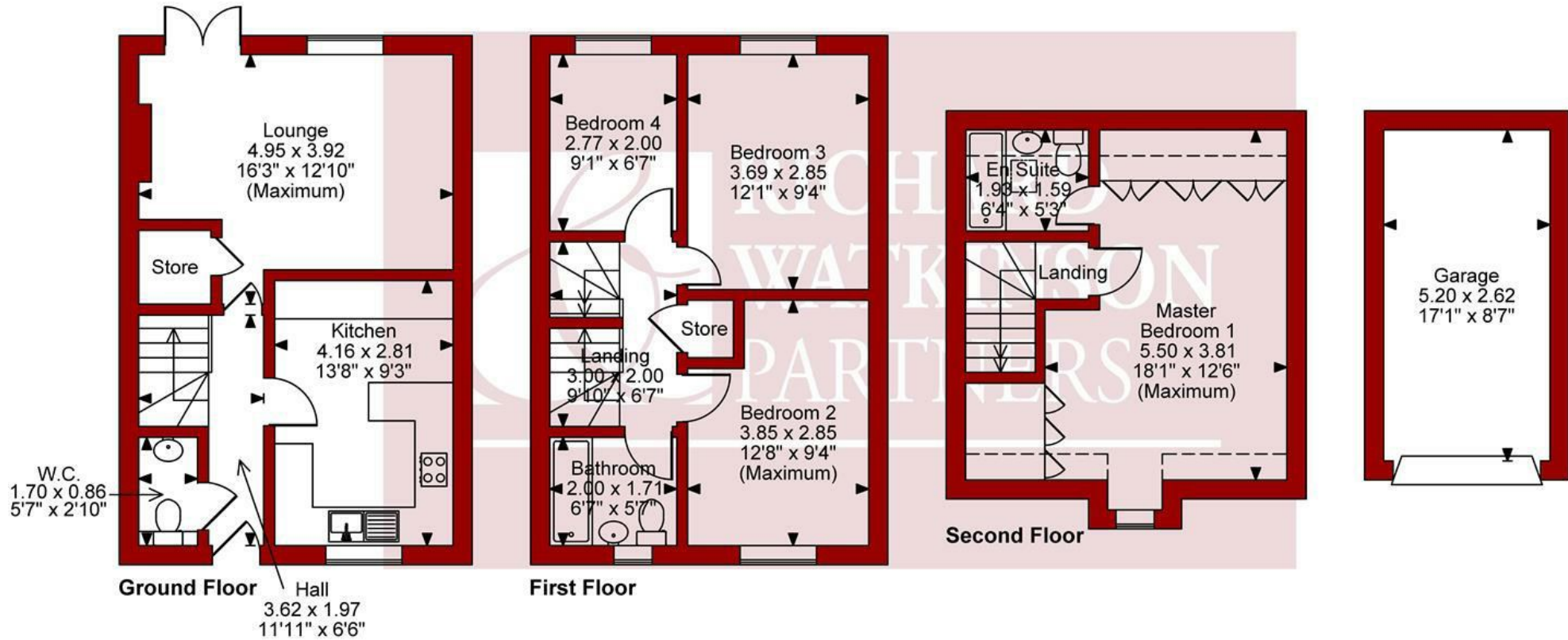








**Blackshale Road, Mansfield Woodhouse**  
**Approximate Gross Internal Area**  
**Main House = 101 SQ M / 1083 SQ FT**  
**Garage = 14 SQ M / 147 SQ FT**  
**Total = 115 SQ M / 1230 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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