



**4 Chestnut Drive, Mansfield,  
Nottinghamshire, NG18 4PW**

**No Chain £465,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Large Detached Dormer Bungalow
- Considerable Scope & Potential
- Lounge/Dining Room & Conservatory
- Integral Double Garage
- Large Private Plot (0.22 Acres)
- Spacious Accommodation: 2159 Sq Ft
- 4 Bedrooms & 2 Bath/Shower Rooms
- Large Reception Hallway
- South Facing Rear Garden
- Location! Location! Location!

A large four bedroom detached dormer bungalow offering considerable scope and potential for improvement, set in a fantastic position with a south facing rear garden in a desirable Berry Hill location just off The Avenue within walking distance to Berry Hill Park and within easy reach of local amenities.

The property provides very spacious and versatile living accommodation extending to circa 2159 sq ft arranged over two floors which would suit both family buyers and buyers looking to downsize. On the ground floor, there is a good sized entrance porch, large reception hall, L-shaped open plan lounge and dining room, conservatory, kitchen, utility, cloakroom/WC, two double bedrooms and a bathroom with bath and separate shower. The first floor landing leads to a third double bedroom and a bathroom with connecting door through to bedroom four. The property has UPVC double glazing and gas central heating from a Worcester Greenstar central heating boiler.

Please note a building survey report has been carried out available upon request to prospective buyers.

## OUTSIDE

The property stands in the middle of a large and private plot extending to circa 0.22 of an acre, set back behind mature planting and shrubs offering a good degree of privacy from Chestnut Avenue. The front garden is mainly laid to lawn with a range of mature shrubs adjacent to a driveway which leads to an integral double garage equipped with power and light and a remote controlled electric up and over door. There is gated access and paths to each side of the property providing access to the rear garden. To the rear of the property, there is a private, south facing garden (not overlooked) with a good sized paved patio extending the full width of the property, a central lawn and a variety of mature shrubs, plants and trees offering a particularly pleasant outside space.

A UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE PORCH

8'8" x 7'3" (2.64m x 2.21m)

A good sized front entrance porch with double glazed windows to the front elevation. Connecting door through to:

### RECEPTION HALL

23'1" max x 13'3" max (7.04m max x 4.04m max)

A large reception hallway, with two radiators, coving to ceiling, three ceiling spotlights, stairs to the first floor landing and personal door to the double garage.

### LOUNGE

16'11" x 13'3" (5.16m x 4.04m)

Having a coal effect gas fire with wide granite hearth. Two radiators, coving to ceiling, double glazed window to the front elevation. Open plan to:

### DINING ROOM

12'0" x 10'11" (3.66m x 3.33m)

With radiator, coving to ceiling, double glazed window to the side elevation and connecting sliding patio door through to the:

### CONSERVATORY

10'5" x 9'0" (3.18m x 2.74m)

With sliding patio door leading out onto the south facing rear garden.

### KITCHEN

11'11" x 11'10" (3.63m x 3.61m)

Having wall cupboards with under lighting, base units and drawers with marble style corian work surfaces above. Inset 1 1/2 bowl sink with mixer tap and drainer built into the worktop. Integrated Neff double oven. Integrated De Dietrich induction hob with extractor hood above. Integrated fridge. Radiator, part tiled walls and double glazed window to the rear elevation.

### UTILITY

11'10" x 6'11" max (3.61m x 2.11m max)

Having plumbing for a washing machine, radiator and UPVC double glazed rear door leading out onto the south facing rear garden.

### STORAGE CUPBOARD

4'5" x 2'8" (1.35m x 0.81m)

Having ample shelving and light point.

### CLOAKROOM/WC

8'6" x 5'6" (2.59m x 1.68m)

Having a low flush WC. Pedestal wash hand basin. Radiator, fitted wardrobe with shelving and double glazed window to the rear elevation.

### BEDROOM 1

13'11" x 12'10" (4.24m x 3.91m)

A spacious double bedroom, having ample fitted wardrobes with hanging rails, shelving and drawers. There are two bedside tables with display shelving above and a fitted dressing table with ample drawers. Radiator, coving to ceiling and double glazed window to the rear elevation.

## **BEDROOM 2**

14'5" x 9'10" (4.39m x 3.00m)

A spacious second double bedroom, with radiator, coving to ceiling and double glazed window to the front elevation.

## **FAMILY BATHROOM**

13'2" x 6'9" max (4.01m x 2.06m max)

Having five piece suite comprising a large Airbath with mixer tap. Separate tiled shower cubicle. There is a large vanity unit with inset sink, ample marble style corian work surfaces to each side and extensive wall and base storage units. Low flush WC with enclosed cistern. Bidet with mixer tap. Radiator, tiled walls, four ceiling spotlights and obscure double glazed window to the side elevation.

## **FIRST FLOOR LANDING**

11'8" max x 9'3" (3.56m max x 2.82m)

With radiator, two velux roof windows to the rear elevation, three ceiling spotlights, built-in storage cupboard, fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors.

## **BEDROOM 3**

18'1" x 14'11" (5.51m x 4.55m)

A third double bedroom, with two radiators, three ceiling spotlights, double glazed window to the rear elevation and velux roof window to the side elevation.

## **BATHROOM**

14'0" x 11'1" max (4.27m x 3.38m max)

Having a shower enclosure. Vanity unit with inset wash hand basin with mixer tap, extensive work surfaces to each side and ample storage cupboards beneath. Low flush WC with enclosed cistern with fitted storage cupboards above. Radiator, part tiled walls, heated towel rail, three ceiling spotlights, strip lighting behind the work surfaces, further storage cupboard, shelving, built-in storage cupboard with radiator, obscure double glazed window to the rear elevation and velux roof window to the side elevation. Connecting door through to:

## **BEDROOM 4**

14'5" x 10'11" (4.39m x 3.33m)

A fourth double bedroom with radiator, three ceiling spotlights, four access points to boarded storage spav and velux roof windows to the front and side elevations.

## **INTEGRAL DOUBLE GARAGE**

18'3" max x 17'1" (5.56m max x 5.21m)

Equipment with power and light. Belfast sink and work surface to the side. Worcester Greenstar gas central heating boiler and pressurised hot water cylinder. Gas meter, electricity meter, consumer unit, obscure double glazed window to the side elevation and remote controlled electric 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.















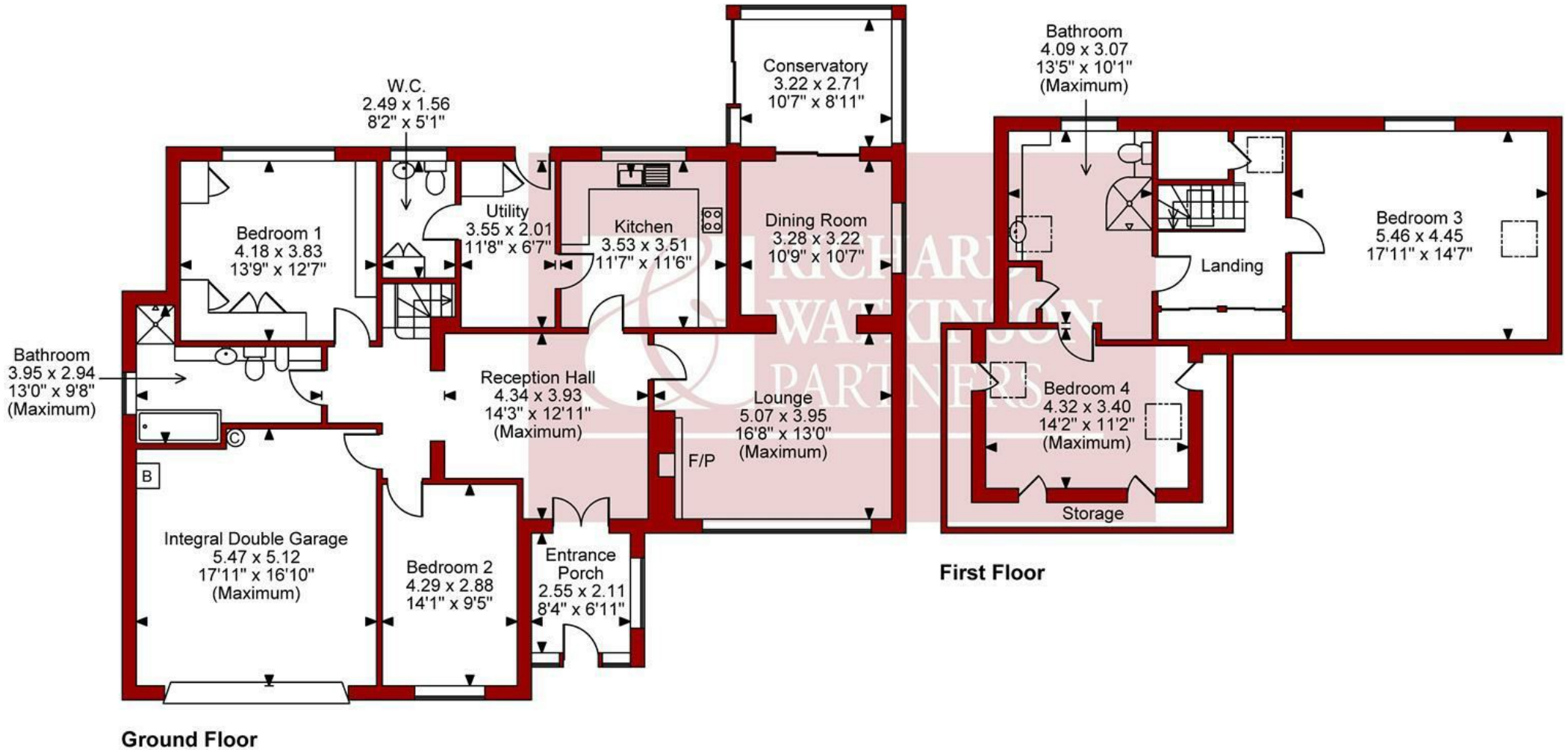






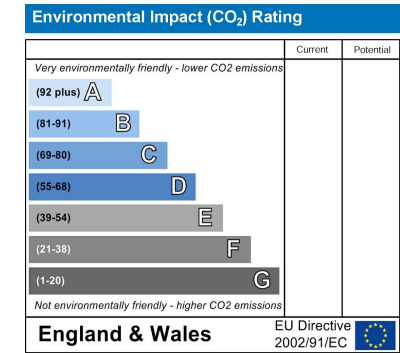
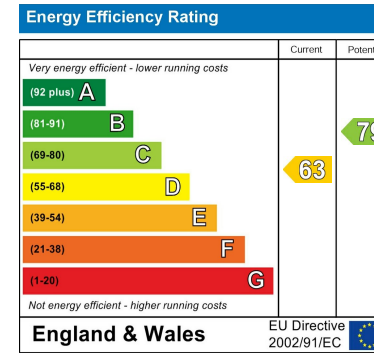


**Chestnut Drive, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 201 SQ M/2159 SQ FT**  
**Integral Double Garage = 27 SQ M/293 SQ FT**  
**Total = 228 SQ M/2452 SQ FT**



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

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



*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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