



**9 Ribbledale Close, Mansfield,
Nottinghamshire, NG18 3GW**

No Chain £395,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family House
- Fitted Wardrobes to all Bedrooms
- Conservatory
- Integral Double Garage
- Highly Sought After Location
- Four Double Bedrooms
- Two Reception Rooms
- Block Paved Driveway
- Small Cul-De-Sac Setting
- Viewing Highly Recommended

A modern four bedroom detached family home positioned towards the end of a small cul-de-sac of large detached family homes in a highly sought after location.

The property was built in 1999 and has been occupied by our clients since new. The property provides spacious family living accommodation arranged over two floors extending to circa 1587 sq ft with a conservatory and four good sized bedrooms – all with fitted wardrobes.

The accommodation with gas central heating and UPVC double glazing comprises an entrance hall, downstairs WC, bay fronted lounge, dining room, conservatory and a kitchen. The first floor galleried landing leads to a spacious master bedroom with extensive fitted wardrobes and an en suite. There are three further double bedrooms with fitted wardrobes and a family bathroom with a bath and separate shower.

The property is available with the benefit of no upward chain.

OUTSIDE

The property stands towards the end of the cul-de-sac with a front garden laid to lawn adjacent to a double width block paved driveway leading to an integral double garage. There is gated access to the side and a pathway leading to the rear garden. To the rear of the property, there is a substantial sandstone patio extending the full width of the property. Beyond here there is a decked patio, raised lawn and gravel area. To the other side of the property, there is a retaining walled boundary and path leading to the other side of the house to an area to keep a shed. There is an outside power point, water tap and external lighting.

AN OPEN FRONTED STORM PORCH WITH CEILING LIGHT POINT AND INDIAN SANDSTONE STEP LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

16'7" x 5'11" (5.05m x 1.80m)

With radiator, oak floor, coving to ceiling, personal door leading to the double garage and stairs to the first floor landing.

DOWNSTAIRS WC

6'5" x 4'11" (1.96m x 1.50m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with mixer tap. Tiled walls, tiled floor, radiator and extractor fan.

LOUNGE

18'9" into bay x 11'4" (5.72m into bay x 3.45m)

Having a wall mounted electric fire, oak floor, coving to ceiling, double glazed bay window to the front elevation and double doors through to:

DINING ROOM

16'9" x 10'8" max (5.11m x 3.25m max)

With oak floor, radiator, coving to ceiling. Open plan to:

CONSERVATORY

15'9" x 12'1" (4.80m x 3.68m)

With transparent roof, radiator, oak floor and French doors leading out onto the rear garden.

KITCHEN

15'10" x 9'10" (4.83m x 3.00m)

Having wall cupboards, base units and drawers with brushed metal handles. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated stainless steel Neff cooking appliances include an electric oven, five ring gas hob and chimney extractor hood above. Further integrated Neff appliances include a dishwasher, washer and separate dryer. Space for an American style fridge/freezer. Tiled floor, eight ceiling spotlights, double glazed window and door to the rear elevation.

FIRST FLOOR GALLERIED LANDING

15'8" x 6'8" (4.78m x 2.03m)

With radiator, loft hatch and built-in linen cupboard.

MASTER BEDROOM 1

14'4" x 14'1" (4.37m x 4.29m)

Having extensive fitted wardrobes with hanging rails and shelving. Oak floor, radiator and double glazed window to the front elevation.

EN SUITE

9'1" x 5'8" (2.77m x 1.73m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, six ceiling spotlights, extractor fan, chrome heated towel rail, shaver point and obscure double glazed window to the front elevation.

BEDROOM 2

11'6" x 11'6" (3.51m x 3.51m)

Having extensive fitted wardrobes with hanging rails and shelving. Radiator, oak floor and double glazed window to the rear elevation.

BEDROOM 3

11'4" x 10'9" (3.45m x 3.28m)

Having extensive fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the front elevation.

BEDROOM 4

11'4" x 9'4" (3.45m x 2.84m)

Having extensive fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

9'5" x 6'3" (2.87m x 1.91m)

Having a modern four piece white suite comprising a panelled bath with mixer tap and shower attachment. Separate tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, six ceiling spotlights, extractor fan, chrome heated towel rail, shaver point and obscure double glazed window to the rear elevation.

INTEGRAL DOUBLE GARAGE

17'0" max x 15'10" (5.18m max x 4.83m)

Equipped with power and light. Housing the Worcester Bosch central heating boiler. Personal door through to the house. Twin up and over doors.

COUNCIL TAX

Mansfield District Council - Band D

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.









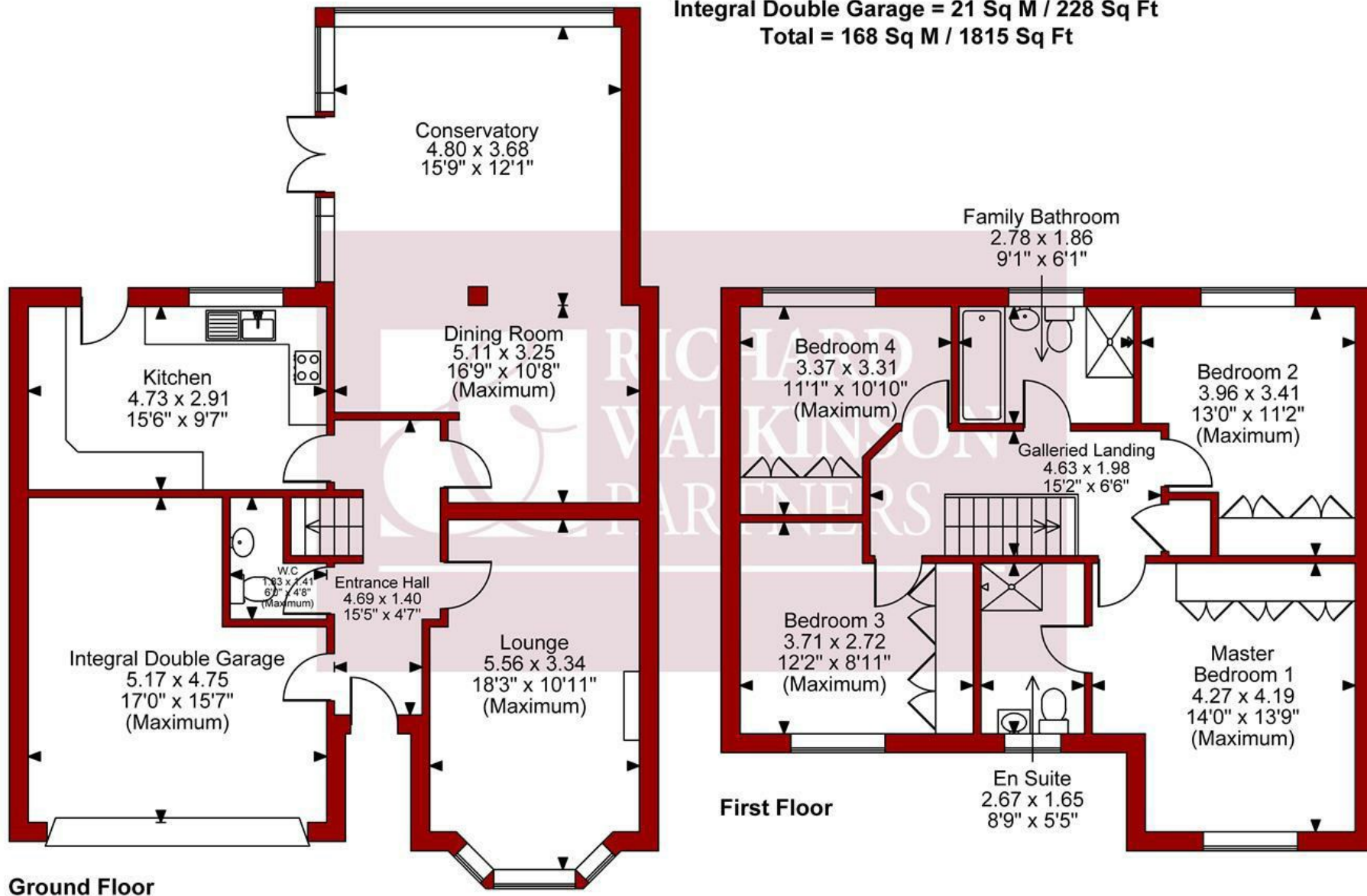








Ribbledale Close, Mansfield
Approximate Gross Internal Area
Main House = 147 SQ M / 1587 SQ FT
Integral Double Garage = 21 Sq M / 228 Sq Ft
Total = 168 Sq M / 1815 Sq Ft



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	74
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers