



**Branscombe, 79 Mansfield Road, Papplewick,
Nottingham, Nottinghamshire, NG15 8FJ**

Guide Price £650,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Dormer Bungalow
- 4 Bedrooms & 2 Reception Rooms
- Bordering to Open Countryside
- In all Circa 2645 Sq Ft
- Electric Gated Entrance / Large Driveway
- Spacious & Versatile Living Accommodation
- Large Open Plan Kitchen/Diner & Utility
- Substantial Detached Outbuilding
- Substantial Plot Approaching 1 Acre
- South West Facing to Rear

Branscombe comprises a spacious four bedroom detached family dormer bungalow occupying a superb and substantial L-shaped plot approaching one acre with a south west facing rear garden bordering to open countryside to both the front and rear.

The property provides a spacious and versatile layout of living accommodation spanning over two floors plus a separate, substantial detached outbuilding, in all offering a total square footage of circa 2645 sq ft. The ground floor layout comprises an entrance hall, cloakroom/WC, lounge, sitting room, open plan kitchen/diner with granite worktops and integrated appliances and a utility. An inner hallway leads to a large walk-in wardrobe, study/bedroom four, master bedroom with en suite and a conservatory. The first floor landing leads to two bedrooms and a family bathroom. The property has UPVC double glazing and oil fired central heating from a 1750 litre oil tank installed in 2021.

OUTSIDE

The property occupies a lovely elevated position set back from Mansfield Road behind remote controlled electric gates which open onto a large, sweeping block paved driveway flanked by a retaining walled boundary with turning space providing ample off road parking. The front garden is mainly laid to lawn with a Canadian blue spruce tree and established hedgerow boundaries to the front and both sides. A path to the side leads to the rear garden. To the rear of the property, there is a substantial, L-shaped rear garden enjoying a south west facing aspect. There is a hardstanding patio, lawns and a central pathway leading to French doors opening to the outbuilding with connecting door to a gym and sauna. Beyond here, there are wonderful mature gardens mainly laid to lawn with a variety of mature shrubs and trees, including camellia, monkey puzzle, scotch pine and silver birch. There is a raised decked patio area at the end of the garden bordering to open countryside with further mature hedgerow boundaries to both sides and to the rear boundary.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

15'10" max x 8'9" (4.83m max x 2.67m)

With radiator, coving to ceiling and stairs to the first floor landing.

CLOAKROOM/WC

7'8" x 3'7" (2.34m x 1.09m)

Having a modern two piece white suite with low flush WC. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Radiator, extractor fan and obscure double glazed window to the rear elevation.

LOUNGE

25'8" into bay x 13'6" (7.82m into bay x 4.11m)

Having a marble fireplace with inset open fire. Two radiators, coving to ceiling and double glazed bay window to the front elevation.

SITTING ROOM

19'4" into bay x 8'9" (5.89m into bay x 2.67m)

With radiator and double glazed bay window to the front elevation.

OPEN PLAN KITCHEN/DINER

26'11" into bay x 15'10" max (8.20m into bay x 4.83m max)

(13'6" into dining area). Having a range of shaker cabinets comprising wall cupboards, base units and drawers complemented by granite worktops and upstands. Inset 1 ½ bowl sink with drainer and mixer tap. Integrated single oven, separate integrated microwave, Neff induction hob and stainless steel extractor hood above. Integrated dishwasher. There is an island with matching base units and granite worktops, an integrated fridge, separate integrated freezer and space for stools underneath to one side. Tiled floor, underfloor heating to kitchen area, ample ceiling spotlights, radiator, coving to ceiling, double glazed bay window to the front elevation and double glazed window and door to the rear elevation.

INNER HALLWAY

11'11" x 2'11" (3.63m x 0.89m)

With walk-in wardrobe and leading to the study/bedroom 4 and master bedroom.

WALK-IN WARDROBE

7'9" x 3'10" (2.36m x 1.17m)

Having hanging rails and ample shelving, light point and double entrance doors.

STUDY/BEDROOM 4

8'6" x 5'11" (2.59m x 1.80m)

With radiator and obscure double glazed window to the side elevation.

MASTER BEDROOM 1

14'10" x 12'0" (4.52m x 3.66m)

With radiator, coving to ceiling, double glazed window to the rear elevation and sliding patio door through to the conservatory.

EN SUITE

8'6" x 6'3" (2.59m x 1.91m)

Having a modern three piece white suite comprising a tiled shower enclosure with electric shower. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, radiator and obscure double glazed window to the side elevation.

CONSERVATORY

9'2" x 9'0" (2.79m x 2.74m)

With tiled floor and French doors leading out onto the rear garden.

FIRST FLOOR LANDING

With radiator and large double glazed window to the rear elevation affording wonderful south facing views of the garden.

BEDROOM 2

19'6" x 13'10" (5.94m x 4.22m)
(15'8" max into dormer). A dual aspect double bedroom, with two radiators, walk-in wardrobe area with double hanging rails and lighting. Double glazed windows to the front and rear elevations affording wonderful south facing views of the garden.

BEDROOM 3

23'10" x 10'5" max excluding wardrobes (7.26m x 3.18m max excluding wardrobes)
Narrows to 6'11". With radiator, airing cupboard housing the hot water cylinder and fitted wardrobes with hanging rails. Double glazed window to the front elevation.

FAMILY BATHROOM

9'5" x 5'6" (2.87m x 1.68m)
Having a modern three piece white suite comprising a P-shaped panelled bath with mixer tap and electric shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Chrome heated towel rail, extractor fan and velux roof window to the rear elevation.

ADJOINING UTILITY

9'4" max x 6'3" (2.84m max x 1.91m)
Having a single base unit, work surfaces and an inset stainless steel sink with drainer and mixer tap. Space for a fridge/freezer. Plumbing for a washing machine and space for a tumble dryer. Oil fired central heating boiler and obscure double glazed window to the rear elevation.

DETACHED OUTBUILDING

19'1" x 15'8" (5.82m x 4.78m)
Equipped with power and light. Tiled floor, obscure double glazed window to the rear elevation and French doors. Connecting door to:

GYM

15'8" max x 13'7" (4.78m max x 4.14m)
Equipped with power and light. Tiled floor, built-in storage cupboard and double glazed window to the front elevation.

SAUNA

7'2" x 5'4" (2.18m x 1.63m)
With L-shaped seating and quarry tiled floor.

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 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

Mains water, electricity and drainage are connected. Oil fired central heating with a new 1750 litre oil tank installed in 2021.

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.

















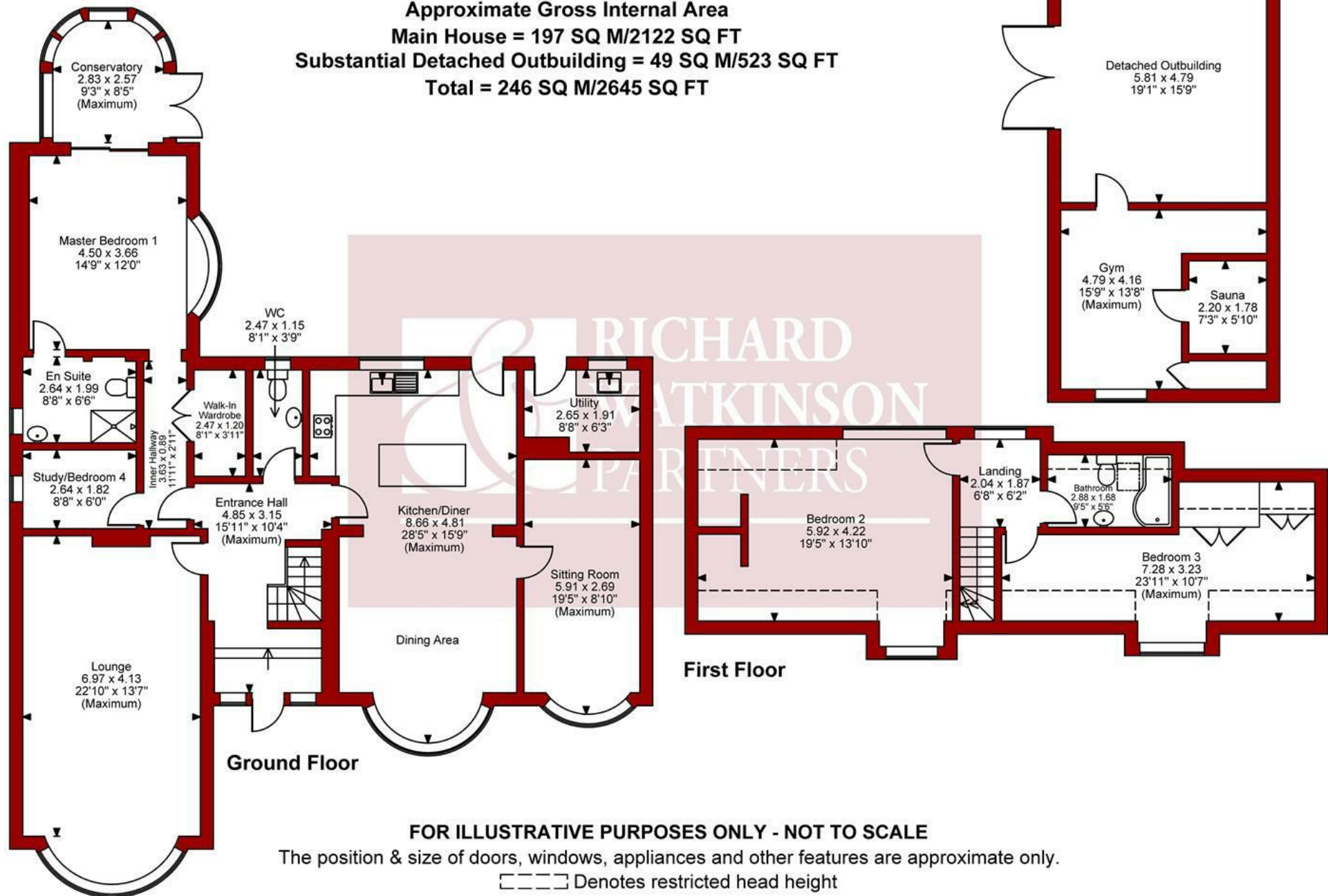








Mansfield Road, Papplewick
Approximate Gross Internal Area
Main House = 197 SQ M/2122 SQ FT
Substantial Detached Outbuilding = 49 SQ M/523 SQ FT
Total = 246 SQ M/2645 SQ FT





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		
	50	71
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



RICS



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



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