



**11 Oakland Road, Forest Town, Mansfield,
Nottinghamshire, NG19 0EJ**

£385,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Impressive Detached Bungalow
- New Roof & Fully Rendered
- Two Double Bedrooms
- Large Resin Driveway
- Superb External Garden Room
- Completely Renovated Throughout
- New Boiler & New UPVC Double Glazing
- Substantial Open Plan Living/Dining Kitchen
- Large South Facing Plot (0.19 Acres)
- Cul-De-Sac Location

An impressive two double bedroom detached bungalow occupying a large plot extending to circa 0.19 of an acre with a wonderful south facing landscaped rear garden and external garden room.

The property has been extended to the rear and completely renovated to an exceptional high standard throughout to both the inside and to the external landscaping. The property has been fully rendered throughout, has a new roof, new boiler and new UPVC windows and doors. There are internal oak doors, a modern four piece bathroom suite and a stunning open plan living/dining/kitchen with 4.4m high vaulted ceiling and bi-fold doors. Externally, the property has been beautifully landscaped to include a large resin driveway frontage which extends to the side and rear where there is a useful outhouse housing a WC and the central heating boiler. The rear garden benefits from a south facing aspect and includes a substantial porcelain patio and a superb detached garden room equipped with power and light.

The layout of living accommodation comprises an entrance hall, lounge and a substantial, 8.4m open plan living/dining/kitchen with island and integrated appliances. There are two double bedrooms with fitted wardrobes and a bathroom with bath and separate shower.

OUTSIDE

The property is positioned on an established cul-de-sac of traditional homes, set back behind a laurel boundary frontage which extends to one side. The front garden is laid to gravel and there is a large resin driveway which continues to the side with double gates and a pedestrian gate leading through to further extensive resin driveway leading round to the rear. To the rear of the property, there is a superb, south facing, landscaped garden maintained to a high standard. There is a substantial porcelain tiled patio extending the full width of the property which provides a fantastic outdoor entertaining space and includes a large pond and two raised beds at each end with gravel and mature shrubs. There is a wide path to the other side of the property laid to gravel with a power point and raised flowerbed. The main section of the garden is laid to lawn and a resin path leads to a superb garden room equipped with power and light. Beyond here, there is a gravel area and a shed. A gate leads to a veg plot with a paved pathway to one side. There are mature shrubs and a raised flowerbed at the end of the garden featuring a variety of plants and shrubs.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO:

ENTRANCE HALL

12'1" x 3'5" (3.68m x 1.04m)

With radiator and loft hatch with ladder attached leads to a partially boarded loft.

OPEN PLAN LIVING/DINING KITCHEN

27'9" x 21'2" max (8.46m x 6.45m max)

(11'2" into kitchen/living area). A truly stunning, open plan living/dining/kitchen with a superb 4.4m vaulted ceiling and bi-fold doors leading out onto the south facing rear garden. The kitchen section has a range of modern cabinets with brushed chrome handles comprising wall cupboards, base units and drawers complemented by dark wood style worktops. Inset 1 1/2 bowl sink with drainer and mixer tap. Integrated appliances include a double oven, dishwasher and fridge/freezer. There is a large central island with matching base units and drawers, including pan drawers, matching work surfaces and an integrated AEG induction hob. Plumbing for a washing machine, LVT flooring, ample ceiling spotlights, three feature downlights, radiator, double glazed windows to the side and rear elevations, four velux roof windows and a UPVC entrance door. The dining area has ample fitted storage cupboards, matching LVT floor, four ceiling spotlights, radiator and double doors open to:

LOUNGE

12'10" x 11'1" (3.91m x 3.38m)

With radiator and two large double glazed windows to the side elevation.

BEDROOM 1

12'10" x 12'7" (3.91m x 3.84m)

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

BEDROOM 2

11'2" x 10'10" (3.40m x 3.30m)

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

BATHROOM

10'8" x 6'4" (3.25m x 1.93m)

Having a modern four piece white suite with chrome fittings comprising a bathtub with mixer tap and shower attachment. Separate walk-in shower enclosure with rainfall shower plus additional shower attachment. Wall hung vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. There is a fitted mirror above the sink with inset LED lighting. Low flush WC with enclosed cistern. Radiator, tiled walls, fitted storage cupboard, six ceiling spotlights, extractor fan, LVT flooring and obscure double glazed window to the side elevation.

OUTSIDE GARDEN ROOM

19'11" x 10'10" (6.07m x 3.30m)

Wood effect laminate floor, six ceiling spotlights, double glazed window and French doors to the front elevation and three external spotlights.

OUTSIDE WC

5'3" x 2'7" (1.60m x 0.79m)

Having a modern low flush WC. Wall mounted gas central heating boiler. Light point and LVT flooring. Obscure UPVC entrance 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.











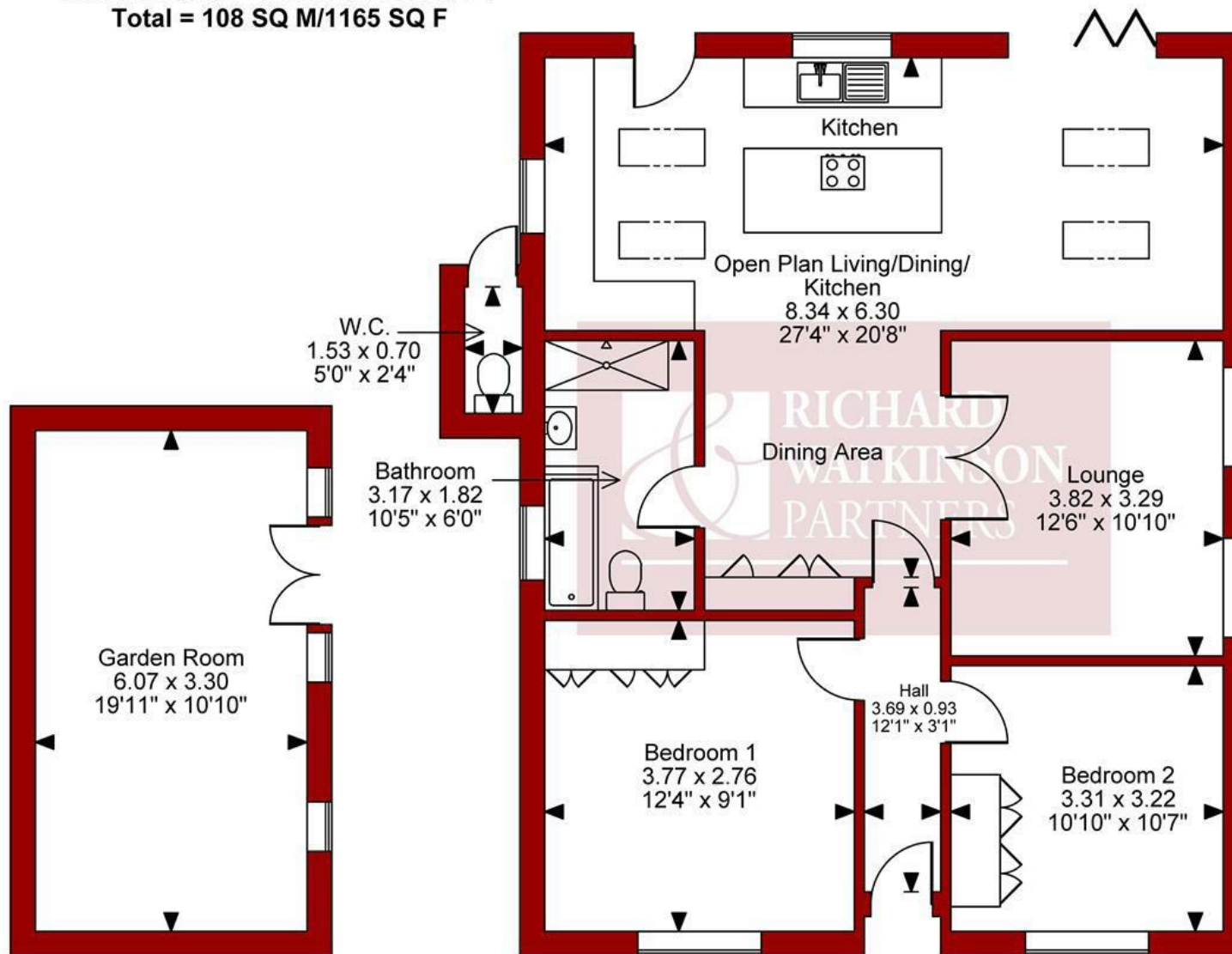








Oakland Road, Forest Town
Approximate Gross Internal Area
Bungalow = 88 SQ M/949 SQ FT
Garden Room = 20 SQ M/216 SQ FT
Total = 108 SQ M/1165 SQ F



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		
	66	82
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		
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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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



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