



**2 Valley View, Mansfield, Nottinghamshire,
NG18 4US**

£425,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family Home
- 4 Good Sized Bedrooms
- Spacious Lounge & Separate Study
- Corner Plot Position
- Detached Double Garage
- Spacious Accommodation: 1640 Sq Ft
- 2 En Suites & Family Bathroom
- Open Plan Kitchen/Diner & Utility
- South Facing Landscaped Rear Garden
- Highly Regarded Location

A modern and large, double fronted, four bedroom detached family house built in 2002, occupying a corner plot with a detached double garage and a south facing landscaped rear garden in a highly regarded location off Berry Hill Lane.

The property has been modernised and improved to a high standard throughout by our clients creating a first class family home of high calibre. The property is presented in immaculate condition with modern and neutral decor and flooring, brushed chrome switches and sockets, gas central heating and UPVC double glazing. There is a superb modern fitted kitchen with underfloor heating, a peninsula island and integrated appliances. The downstairs cloakroom, bathroom and en suites have all been refitted to include modern, high quality sanitaryware and attractive tiling.

The property provides a spacious layout of family living accommodation extending to circa 1640 sq ft comprising on the ground floor; entrance hall, downstairs cloakroom, separate study, spacious bay fronted lounge, open plan family kitchen/diner and a utility room. The first floor galleried landing leads to a master bedroom with fitted wardrobes and a superbly appointed en suite shower room. There are three further bedrooms (two with fitted wardrobes), a second en suite and a family bathroom.

OUTSIDE

The property occupies a good sized corner plot with a double width driveway which leads to a detached double garage. A gate at the end of the driveway leads to a pathway which gives side entrance to the house via the utility room and a side entrance door to the double garage. The front garden is mainly laid to lawn with well stocked borders with plants and shrubs which continues to the right hand side of the property where there are a variety of established plants and shrubs. To the rear of the property, there is a south facing landscaped garden enclosed on all sides by brick wall and high fenced boundaries. There is an extensive paved patio which extends across the full width of the property to a lovely seating area directly off the lounge. Beyond here, there are low retaining sleepers and a raised lawn with well stocked flowerbeds with colourful plants and shrubs. A wide gravel step leads to two further seating areas including a stone patio and a circular patio surrounded by gravel. Beyond here, there are further borders with mature shrubs and trees which offers a pleasant sheltered setting. To the side of the house there is a useful storage area for bins enclosed by high stone walled boundary.

AN ATTRACTIVE COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

15'8" x 10'1" max (4.78m x 3.07m max)

With radiator, laminate floor, six ceiling spotlights, two double glazed windows either side of the front entrance door, stairs to the first floor landing and understairs storage cupboard measuring 6'8" max x 2'7" with light point.

DOWNSTAIRS WC

6'7" x 3'1" (2.01m x 0.94m)

Having a contemporary two piece white suite comprising a low flush WC with enclosed cistern. Vanity unit with wash hand basin mounted on a work surface with chrome mixer tap, tiled splashbacks and open shelving beneath. Chrome heated towel rail, fully tiled wall feature with three inset spotlights and display shelf. Cupboard housing the consumer unit and obscure double glazed window to the front elevation.

STUDY/PLAY ROOM/5TH BEDROOM

9'2" x 8'1" (2.79m x 2.46m)

A versatile reception room which would make an ideal WFH space, a play room or fifth bedroom. With radiator and double glazed window to the front elevation with fitted window shutters.

LOUNGE

23'6" into bay x 12'7" (7.16m into bay x 3.84m)

A spacious, dual aspect reception room, having a modern marble fireplace with inset coal effect gas fire. Two radiators, ten ceiling spotlights, double glazed bay window to the front elevation with fitted window shutters and French doors leading out onto the rear garden.

OPEN PLAN KITCHEN/DINER

21'8" x 17'5" max (6.60m x 5.31m max)

(12'9" into bay dining area). A spacious open plan kitchen/diner, having a range of modern, high gloss white cabinets comprising wall cupboards, base units and drawers, including pan drawers with work surfaces above. Inset ceramic sink with drainer and chrome swan neck mixer tap. Integrated Bosch cooking appliances include a single oven, separate microwave and a warming drawer. Integrated Neff induction hob with contemporary Bosch extractor hood above. Integrated fridge/freezer and integrated dishwasher. There is a peninsula island with further base units and extensive work surfaces. Polished porcelain tiled floor, underfloor heating, twelve ceiling spotlights, display shelving, four double glazed windows to the rear elevation and patio door leading out onto the rear garden.

UTILITY

6'2" x 5'9" (1.88m x 1.75m)

Having modern, high gloss base units and an inset sink with drainer and mixer tap. Wall mounted Glow Worm gas central heating boiler. Plumbing for a washing machine and space for a tumble dryer above in a stacked arrangement. Polished porcelain tiled floor, underfloor heating, extractor fan and UPVC side entrance door.

FIRST FLOOR GALLERIED LANDING

18'0" x 6'10" (5.49m x 2.08m)

With radiator, feature light fixture, seven ceiling spotlights, loft hatch, double glazed window to the front elevation and linen cupboard with radiator.

MASTER BEDROOM 1

13'0" x 10'5" (3.96m x 3.18m)

A good sized master bedroom with two double fitted wardrobes with hanging rails and shelving. Radiator and two double glazed windows to the rear elevation.

EN SUITE

10'4" x 8'1" max (3.15m x 2.46m max)

A superbly appointed, L-shaped en suite, having a modern and contemporary three piece suite with chrome fittings comprising a shower enclosure with rainfall shower plus an additional shower handset and integrated body jets. Vanity unit with contemporary oval shaped wash hand basin mounted on a granite effect work surface with mixer tap, tiled splashbacks and ample storage beneath. Chrome heated towel rail, six ceiling spotlights, shaver point, part tiled walls, extractor fan and obscure double glazed window to the rear elevation.

BEDROOM 2

12'0" x 9'10" (3.66m x 3.00m)

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

EN SUITE

7'9" max x 5'8" (2.36m max x 1.73m)

Having a modern three piece white suite comprising a shower cubicle with rainfall shower and additional shower handset. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, part tiled walls, chrome heated towel rail and obscure double glazed window to the rear elevation.

BEDROOM 3

10'8" x 9'3" (3.25m x 2.82m)

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

BEDROOM 4

12'6" x 7'1" (3.81m x 2.16m)

With two radiators and double glazed window to the front elevation.

FAMILY BATHROOM

7'4" x 6'7" (2.24m x 2.01m)

Having a modern and contemporary three piece white suite with chrome fittings comprising a large bathtub with floor mounted, chrome swan neck mixer tap with an additional shower handset. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, part tiled walls,

wall mounted chrome radiator, four ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

DETACHED DOUBLE GARAGE

18'3" x 16'0" (5.56m x 4.88m)

Equipped with power and light. UPVC side entrance door and twin up and over doors.

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.

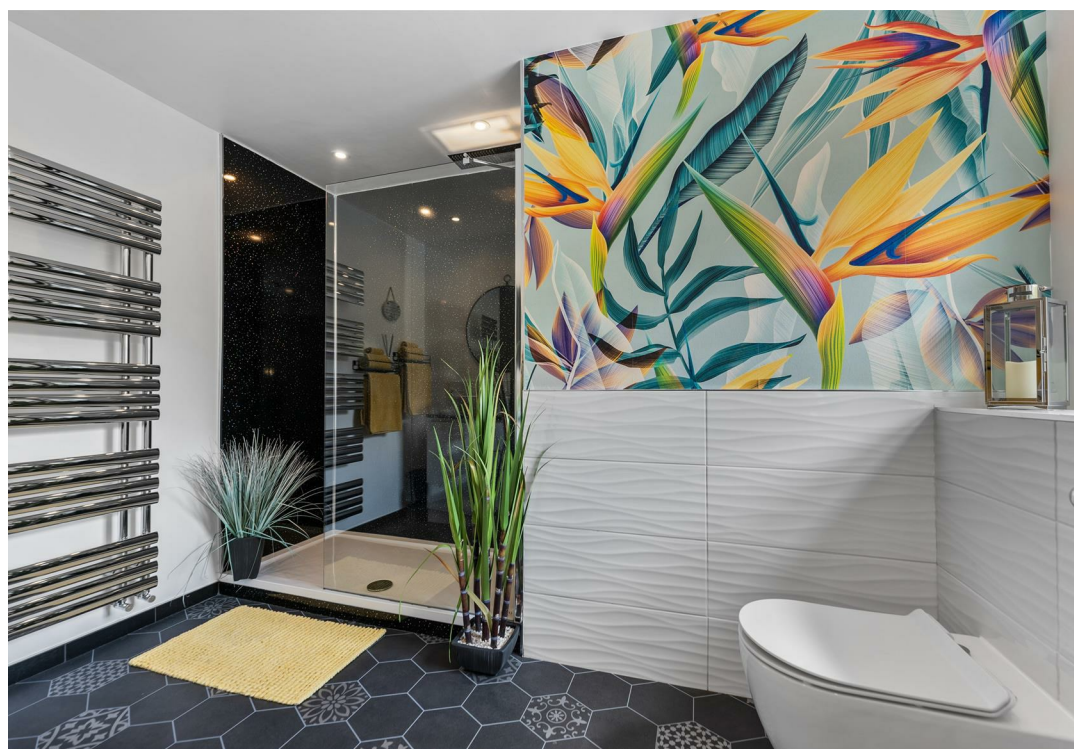












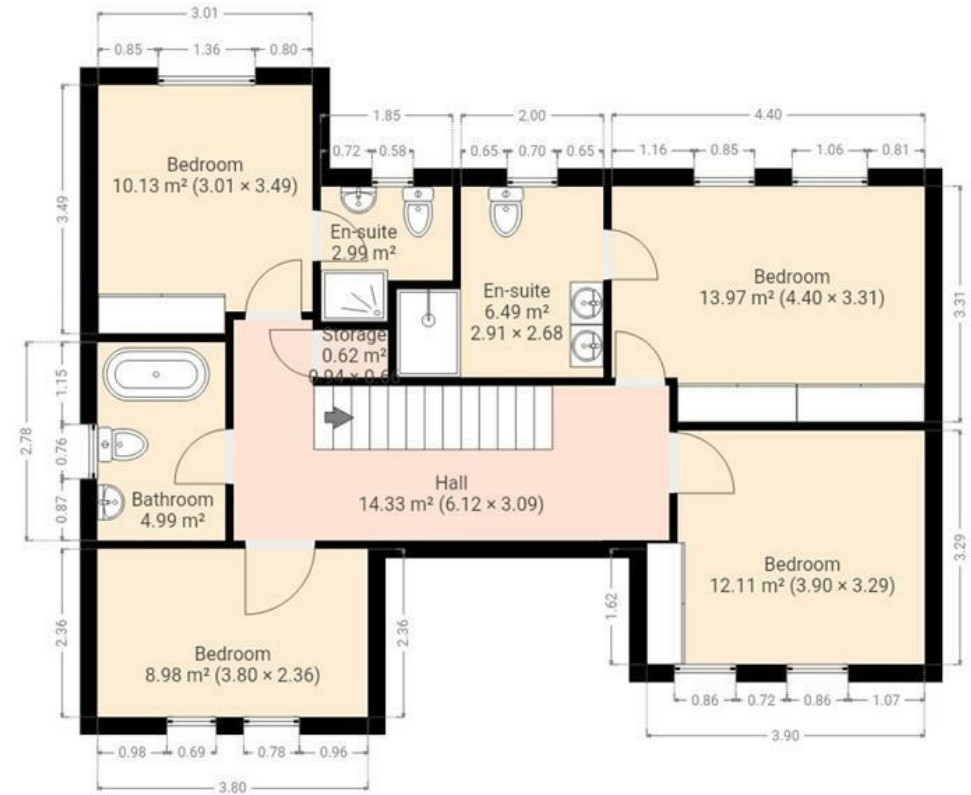
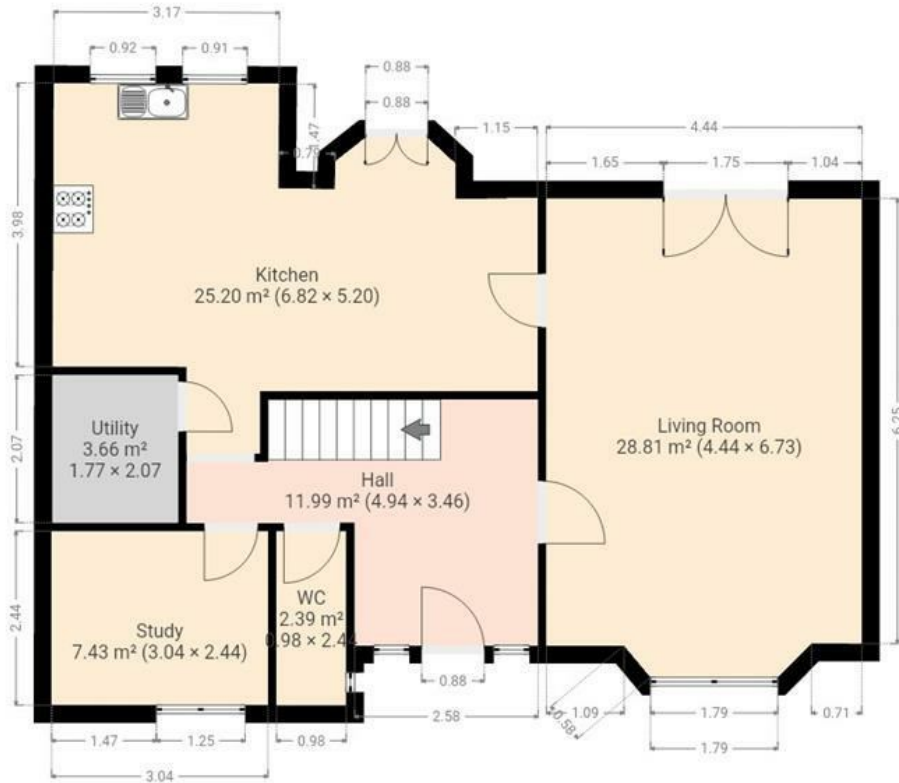














Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



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