



**Tudor Croft, 50 Delamere Drive, Mansfield,  
Nottinghamshire, NG18 4DF**

**£300,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached House
- 3 Reception Rooms
- Kitchen/Breakfast Room & Utility
- Substantial Block Paved Driveway
- Backing onto Spider Park
- 3 Bedrooms & Family Bathroom
- Conservatory
- Ground Floor Shower Room
- Low Maintenance Landscaped Garden
- Highly Regarded Suburban Location

A three bedroom detached house in a highly regarded and much favourable suburban location off Forest Road in a superb position backing onto Spider Park.

The layout of living accommodation comprises an entrance hall, downstairs WC, lounge, dining room, conservatory, spacious kitchen/breakfast room, rear porch, utility, ground floor shower room and a dual aspect study. The first floor landing leads to a main bedroom with fitted wardrobes and a Juliet balcony overlooking the rear garden and out to Spider Park beyond. There are two further bedrooms and a family bathroom. The property has UPVC double glazing, gas central heating and electric heaters to the conservatory, utility and study.

### OUTSIDE

The property occupies a good sized plot with a substantial block paved driveway frontage which provides off road parking for numerous vehicles. There is a small front garden area laid to gravel with shrubs. A gate and path to the side provides access to the rear garden. To the rear of the property, there is a south east facing garden which includes an extensive paved patio extending the full width of the property. There is a low retaining walled boundary and step up leading to a delightful low maintenance landscaped garden featuring a circular paved patio, ample gravel borders and a variety of mature plants and shrubs. There is a lawn, further gravel sections, external lighting and further mature plants and shrubs. The garden continues with a further circular block paved patio which leads to additional block paved patio seating area in the corner of the plot affording pleasant views over Spider Park. Beyond here, steps lead down to a further garden area directly bordering to Spider Park.

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

### ENTRANCE HALL

5'0" x 3'2" (1.52m x 0.97m)

With radiator.

### DOWNSTAIRS WC

4'11" x 2'7" (1.50m x 0.79m)

Having a two piece white suite comprising a low flush WC. Wash hand basin with tiled splashbacks. Radiator, coving to ceiling and obscure double glazed window to the side elevation.

### LOUNGE

15'6" x 15'2" (4.72m x 4.62m)

Having a stone fireplace with inset electric fire. Radiator, coving to ceiling, stairs to the first floor landing and double glazed window to the front elevation.

### DINING ROOM

9'11" x 7'10" (3.02m x 2.39m)

(12'8" max). With radiator, coving to ceiling, understairs storage cupboard and sliding patio door leading through to:

### CONSERVATORY

10'6" x 8'7" (3.20m x 2.62m)

With electric heater and UPVC double glazed patio door leading out onto the rear garden.

### KITCHEN/BREAKFAST ROOM

15'9" x 11'0" max, (4.80m x 3.35m max,)

A spacious kitchen/breakfast room, having a range of shaker cream cabinets comprising wall cupboards, including display cabinets with glass shelves, base units and drawers with granite effect work surfaces over. Inset 1 ½ bowl sink with drainer and mixer tap. Integrated Neff single oven, four ring electric hob and extractor hood above. Further integrated appliances include a fridge, separate freezer, microwave and washing machine. There is a peninsula island with space for stools beneath. Coving to ceiling, radiator, two double glazed windows to the rear elevation and obscure UPVC double glazed door provides access to the rear porch.

### REAR PORCH

7'2" x 4'6" (2.18m x 1.37m)

With double glazed windows and door to the rear elevation leading out onto the garden.

### UTILITY

7'6" x 4'6" (2.29m x 1.37m)

(Plus 5'0" x 2'7"). Having base units and space for a tumble dryer. Inset stainless steel sink with drainer and work surface to the side. Wall mounted Baxi gas central heating boiler. Electric heater and double glazed window to the side elevation.

### GROUND FLOOR SHOWER ROOM

4'8" x 4'6" (1.42m x 1.37m)

Having a three piece white suite comprising a tiled shower cubicle with electric Mira shower. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled walls, electric chrome heated towel rail, extractor fan and obscure double glazed window to the side elevation.

### STUDY

9'6" x 7'6" (2.90m x 2.29m)

A dual aspect reception room, with radiator and double glazed windows to the side and front elevations.

### **FIRST FLOOR LANDING**

9'5" x 5'10" (2.87m x 1.78m)

With radiator, double glazed window to the side elevation and airing cupboard housing the hot water cylinder.

### **BEDROOM 1**

15'5" x 9'10" (4.70m x 3.00m)

Having fitted wardrobes with hanging rails and shelving, fitted dressing table and overhead storage cupboards. Radiator, double glazed window to the rear elevation and Juliet balcony with French doors affording lovely views of the landscaped garden and Spider Park beyond.

### **BEDROOM 2**

8'11" x 8'10" (2.72m x 2.69m)

Having fitted wardrobes plus overhead storage cupboards. Radiator, laminate floor, coving to ceiling and double glazed window to the front elevation.

### **BEDROOM 3**

8'11" x 6'3" (2.72m x 1.91m)

With radiator, coving to ceiling and double glazed window to the front elevation.

### **FAMILY BATHROOM**

5'9" x 5'7" (1.75m x 1.70m)

Having a three piece white suite comprising a panelled bath with chrome mixer tap. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Radiator, coving to ceiling, tiled walls and obscure double glazed window to the side elevation.

### **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.









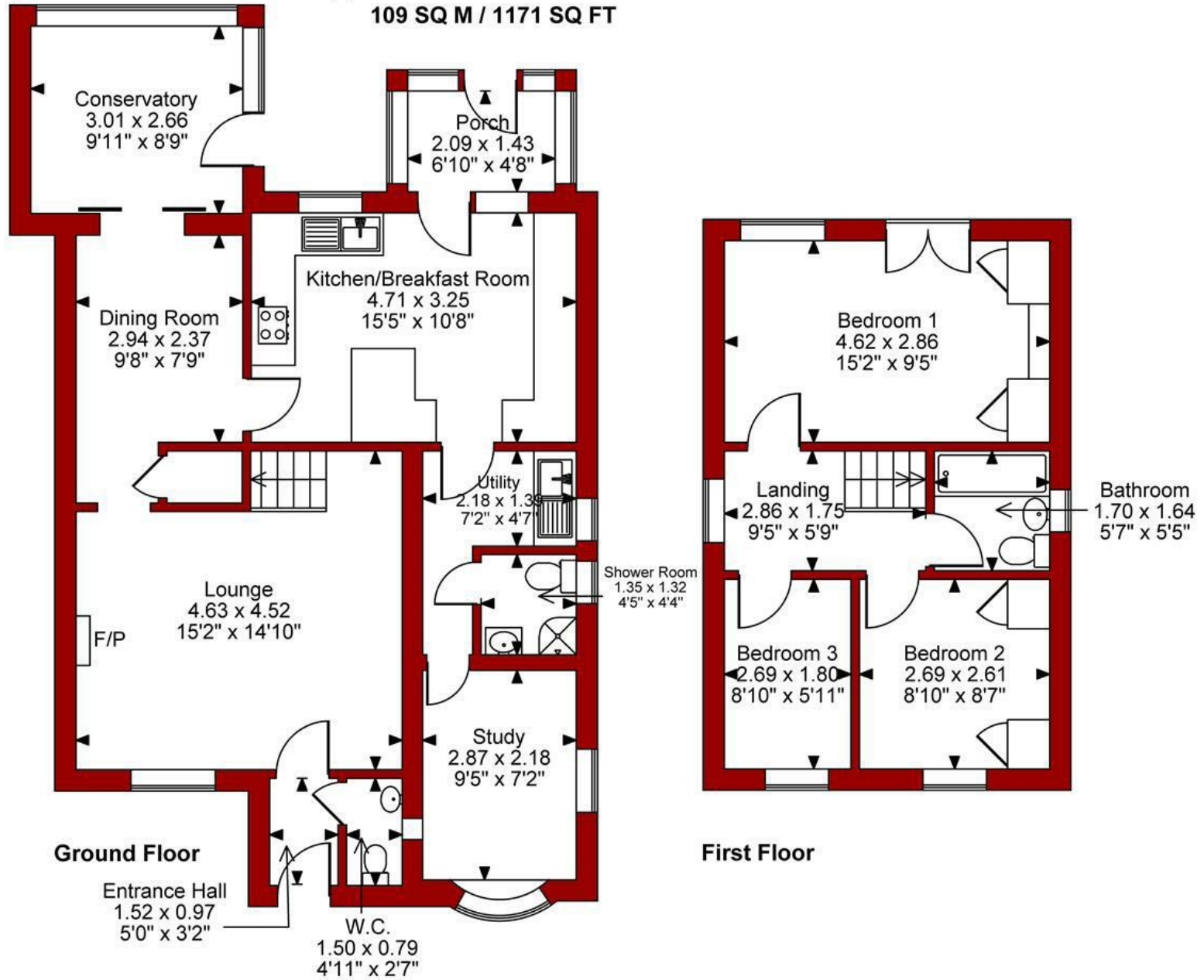








**Delamere Drive, Mansfield**  
**Approximate Gross Internal Area**  
**109 SQ M / 1171 SQ FT**



**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		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: mansfield@richardwatkinson.co.uk



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