



**39 Alexandra Avenue, Mansfield,
Nottinghamshire, NG18 5AD**

Offers Over £500,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Edwardian Semi Detached Family Home
- Open Plan Orangery Kitchen Extension
- Spacious Living Accommodation: 2205 Sq Ft
- UPVC Double Glazed Sash Windows
- Desirable Suburban Location
- Renovated to a High Standard
- 4 Double Bedrooms & 3 Reception Rooms
- Porcelanosa Bathroom & Shower Room
- South East Facing Walled Rear Garden
- High Oakham School Catchment

The property is located in a very desirable High Oakham location within the catchment for High Oakham primary school and within proximity to a wealth of facilities.

The property has been completely renovated throughout by our clients to an exceptional high standard to include Porcelanosa bathroom and shower room and a superb 7m x 4m open plan orangery kitchen extension completed in 2019. A new roof was completed in 2014 and the chimneys rebuilt at the same time. A new roof to the front bay window was installed in 2023. The property has striking UPVC double glazed sash windows in keeping with the original sash windows, premium Solarlux aluminium sliding doors to the orangery extension and gas central heating. The property retains original character features typical of the Edwardian era to include restored cast iron fireplaces, coving, picture rails and skirting boards, complemented by beautifully appointed Farrow & Ball decor.

The property provides spacious family living accommodation presented in immaculate condition throughout arranged over two floors extending to circa 2205 sq ft with 9ft high ceilings. The ground floor comprises an entrance porch, L-shaped entrance hall, utility room, shower room, lounge, family room, dining room and a large orangery kitchen extension with underfloor heating. The first floor galleried landing leads to four good sized double bedrooms and a family bathroom with bath and separate shower.

OUTSIDE

Alexandra Avenue is a well established residential area conveniently located within walking distance to a wealth of facilities and High Oakham Primary School. The property occupies a good sized plot set back behind a brick walled frontage which extends to the side of a long driveway providing ample off road parking with gate at the end leading through to the rear garden. The front garden is mainly laid to lawn with plants and shrubs. To the rear of the property, there is a sunny south east facing, landscaped walled garden featuring an extensive granite patio extending the full width of the house which extends to the side. The granite paving continues to a pathway which leads to a further large granite patio at the end of the garden adjacent to a large brick and slate outbuilding equipped with power and light. There is a central lawn and borders to each side with plants, shrubs and planted trees.

A CHARACTER SIDE ENTRANCE DOOR DECORATED IN OLIVE GREY PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

4'6" x 3'3" (1.37m x 0.99m)

With consumer unit and connecting obscure glazed door with windowpanes to each side lead through to:

L-SHAPED ENTRANCE HALL

14'4" x 10'6" (4.37m x 3.20m)

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

LOUNGE

18'11" into bay x 13'10" (5.77m into bay x 4.22m)

A wonderful, dual aspect reception room decorated in Farrow & Ball Smoke Room Green, featuring a stunning limestone fireplace with inset open fire with slate tiled hearth. Two radiators, coving to ceiling, picture rails, large bay to the front elevation with three large double glazed sash windows with half fitted window shutters and large double glazed sash window to the side elevation also with half fitted window shutters.

FAMILY ROOM

15'0" x 13'11" (4.57m x 4.24m)

Another large, front facing reception room with limestone fireplace, coving to ceiling, picture rails, wood style laminate floor and two large double glazed sash windows to the front elevation with half window shutters. Bi-folding doors open to:

DINING ROOM

15'10" x 14'3" max into alcove (4.83m x 4.34m max into alcove)

With radiator, tiled floor, coving to ceiling and twelve ceiling spotlights. Open plan to:

OPEN PLAN ORANGERY/LIVING/KITCHEN EXTENSION

23'4" x 13'1" (7.11m x 3.99m)

A superb open plan orangery kitchen/living extension being the heart of the home, decorated in Farrow & Ball Sulking Room Pink. This light filled room features a large ceiling lantern with two window openings, and high quality Solarlux Cero aluminium sliding doors lead out onto the south east facing walled rear garden. The kitchen area has a range of contemporary handleless cabinets in contrasting colours comprising wall cupboards, base units and drawers complemented by quartz work surfaces. Integrated AEG stainless steel cooking appliances include a single oven and separate combi microwave oven. Integrated AEG five ring induction hob and AEG extractor hood above. There is an island with inset sink with chrome swan neck mixer tap, further base units and drawers and matching quartz work surfaces, integrated AEG dishwasher and space for stools underneath to one side. Tiled floor, wet underfloor heating, ample ceiling spotlights and high quality Solarlux aluminium side entrance door.

UTILITY ROOM

10'11" max x 7'6" (3.33m max x 2.29m)

Having modern, cashmere grey matte cabinets, having extensive wall cupboards and base

units complemented by quartz worktops. Inset stainless steel Franke sink with drainer and brushed chrome mixer tap. Cupboard housing the Vaillant gas central heating boiler. Tiled floor, three ceiling spotlights, radiator, plumbing for a washing machine and space for a tumble dryer.

GROUND FLOOR SHOWER ROOM

6'7" x 4'9" (2.01m x 1.45m)

Having a modern and contemporary three piece white suite by Porcelanosa with chrome fittings comprising a double width tiled shower enclosure with rainfall shower and additional shower attachment. Wall hung wash hand basin with mixer tap. Low flush WC. Quality Porcelanosa tiling to the floor and walls, radiator, two ceiling spotlights, extractor fan and obscure double glazed sash window to the side elevation.

FIRST FLOOR GALLERIED LANDING

18'0" max x 7'10" (5.49m max x 2.39m)

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

MASTER BEDROOM 1

15'9" x 13'9" (4.80m x 4.19m)

A large master bedroom with coving to ceiling, picture rails, restored cast iron fireplace, radiator and two large double glazed sash windows to the front elevation.

BEDROOM 2

15'10" x 13'11" (4.83m x 4.24m)

A second large double bedroom with coving to ceiling, picture rails, restored cast iron fireplace with hearth, radiator and two large double glazed sash windows to the front elevation.

BEDROOM 3

15'11" x 10'11" (4.85m x 3.33m)

A third double bedroom, with restored cast iron fireplace, radiator and double glazed sash window to the rear elevation.

BEDROOM 4

10'9" x 7'5" (3.28m x 2.26m)

With coving to ceiling, picture rails, radiator and double glazed sash window to the rear elevation.

FAMILY BATHROOM

11'0" x 6'5" (3.35m x 1.96m)

Having a modern and contemporary four piece white suite by Porcelanosa with chrome fittings comprising a bathtub with wall mounted mixer tap. Separate tiled shower enclosure with rainfall shower and additional shower attachment. Wall hung vanity unit with mixer tap and two storage drawers beneath. Low flush WC. Quality Porcelanosa tiling to the floor and walls, electric underfloor heating, six ceiling spotlights, extractor fan, original coving to ceiling and half obscure double glazed sash window to the rear elevation.

LARGE OUTBUILDING

21'1" x 7'0" (6.43m x 2.13m)

Equipped with power and light. Two obscure double glazed sash windows to the front elevation and composite 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 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

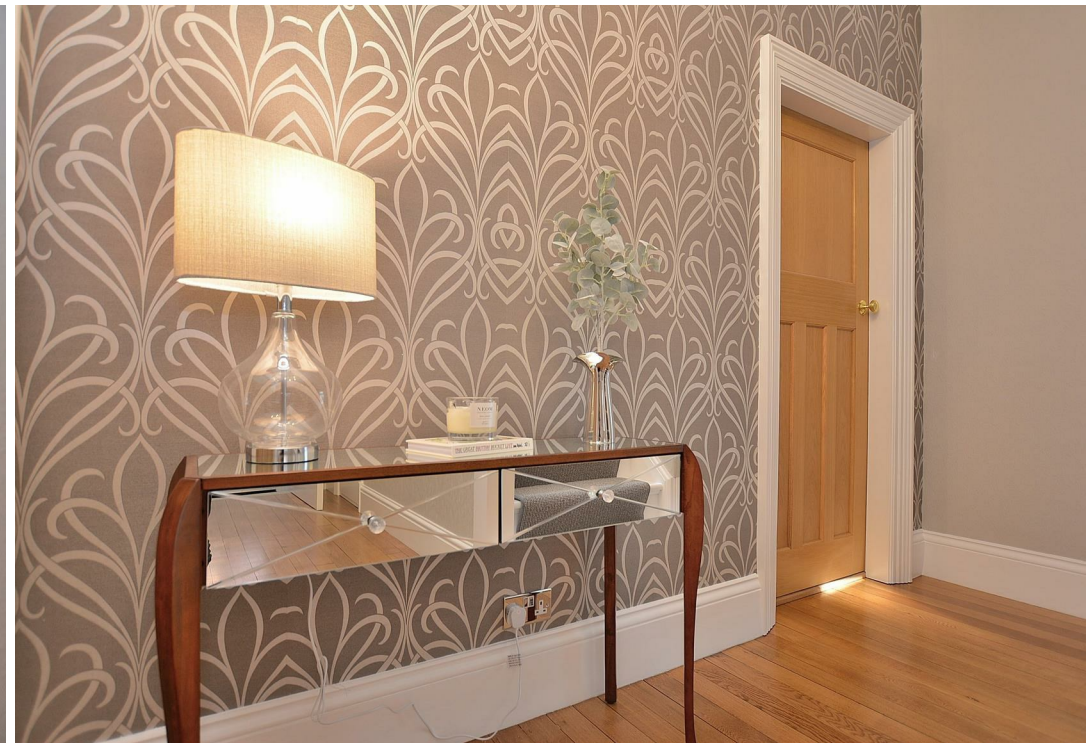
All mains services are connected.

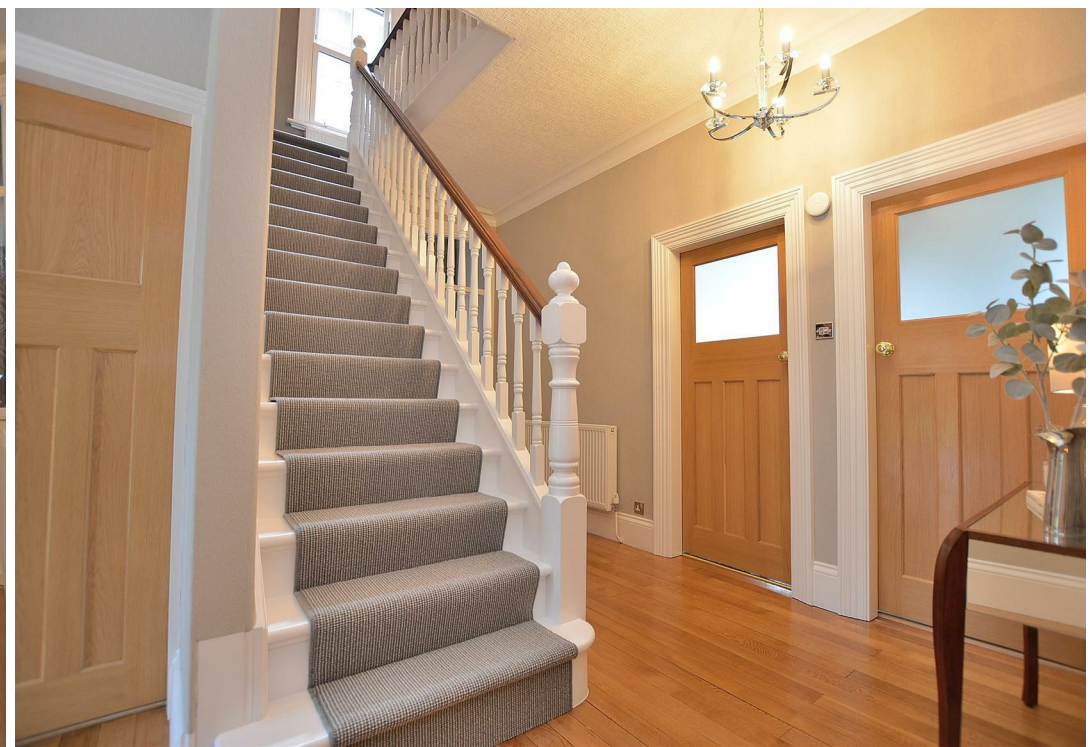
MORTGAGE ADVICE

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.

















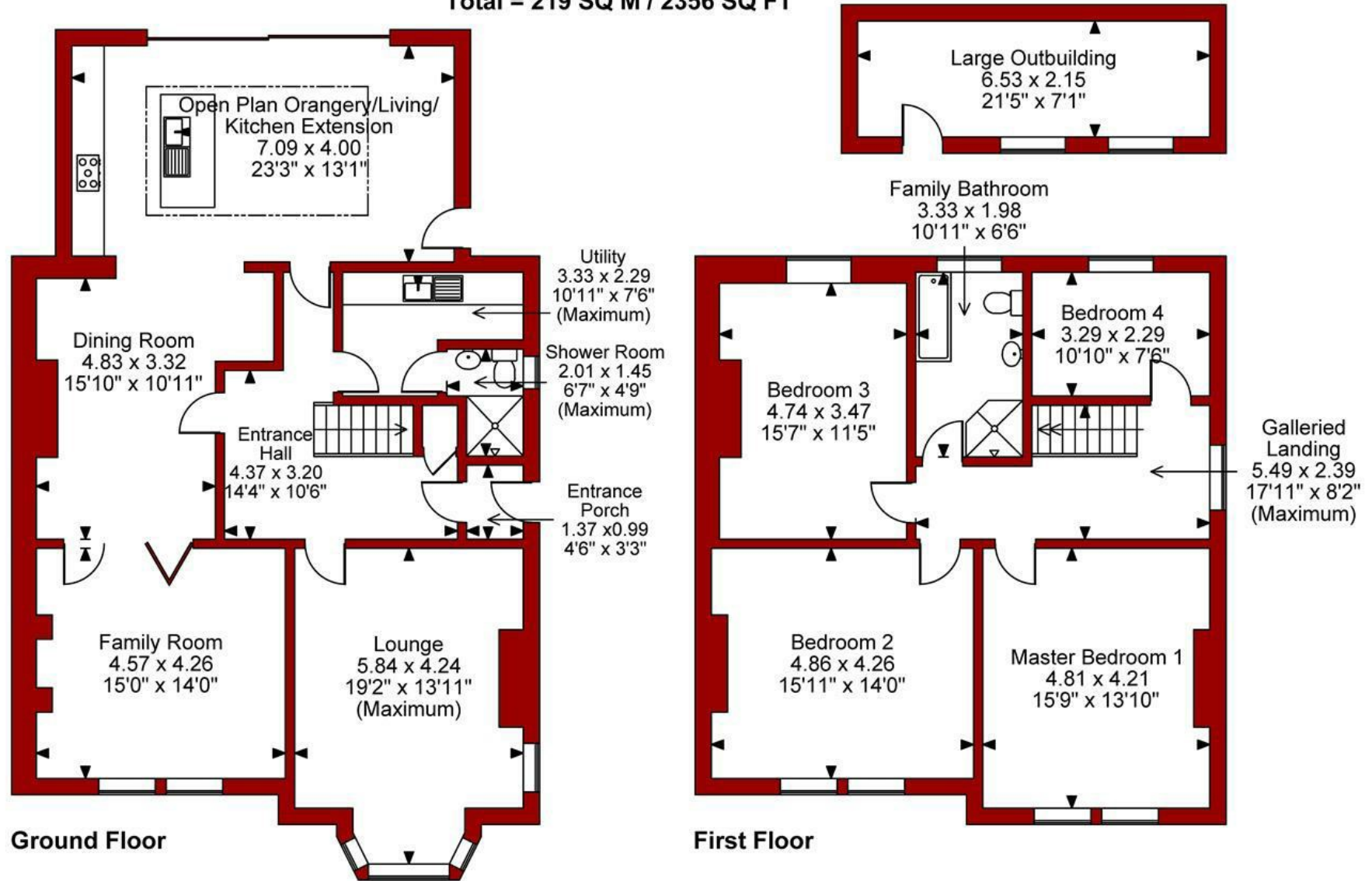






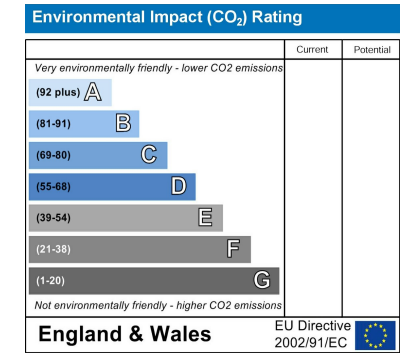
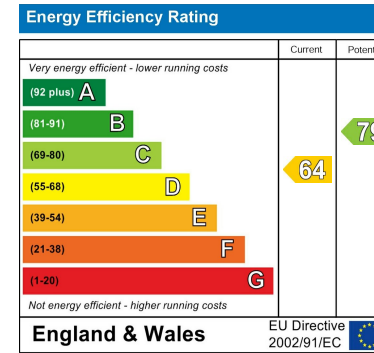


Alexandra Avenue, Mansfield
Approximate Gross Internal Area
Main House = 205 SQ M / 2205 SQ FT
Large Outbuilding = 14 SQ M / 151 SQ FT
Total = 219 SQ M / 2356 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



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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Surveyors, Estate Agents, Valuers, Auctioneers