



**22 Kingfisher Road, Mansfield,  
Nottinghamshire, NG19 6EG**

**No Chain £280,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached House
- En Suite & Family Bathroom
- Kitchen/Breakfast Room
- New Boiler Installed in 2023
- South West Facing Rear Garden
- Four Bedrooms
- Fantastic Modern Utility
- Open Plan Lounge/Dining Area
- Double Width Drive & Garage Store
- End of a Cul-De-Sac

A modern four bedroom detached house built in 2002 in a lovely position at the end of a cul-de-sac with a south west facing rear garden. The property is offered to the market with the benefit of no upward chain and includes UPVC double glazing and gas central heating with a new boiler installed in 2023.

The property provides good sized family living accommodation arranged over two floors extending to circa 1205 sq ft. On the ground floor, there is an entrance hall, WC, a fantastic utility room, kitchen/breakfast room and an open plan lounge with dining area and a sliding patio door leads out onto the south west facing rear garden. The first floor landing leads to a master bedroom with fitted wardrobes and an en suite. There are three further bedrooms and a family bathroom.

## OUTSIDE

The property stands at the end of Kingfisher Road cul-de-sac within close proximity to the A617 and the transport network. The property has a double width driveway frontage which leads to a garage store equipped with power and light. The front garden is mainly laid to lawn with a gravel border to the side and paths and gates to each side of the property provide access to the rear garden. To the rear of the property, there is an enclosed, south west facing garden, featuring an extensive paved patio which extends the full width of the property. Beyond here there is a raised lawn and flowerbeds to each corner with plants and shrubs.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE HALL

16'1" x 6'5" (4.90m x 1.96m)

With laminate floor, understairs storage cupboard and stairs to the first floor landing.

### DOWNSTAIRS WC

6'6" x 3'1" (1.98m x 0.94m)

Having a modern two piece white suite comprising a large pedestal style wash hand basin with chrome mixer tap. Low flush WC. Tiled floor, radiator with chrome towel holder and obscure double glazed window to the front elevation.

### OPEN PLAN LOUNGE/DINER

15'8" x 11'7" (4.78m x 3.53m)

Having a fireplace with inset coal effect gas fire with marble hearth and modern surround. Radiator, coving to ceiling, double glazed window and sliding patio door to the rear elevation leading out onto the south west facing garden.

### DINING AREA

9'9" x 8'4" (2.97m x 2.54m)

With radiator and double glazed window to the rear elevation.

### KITCHEN/BREAKFAST ROOM

14'3" x 8'1" (4.34m x 2.46m)

Having modern high gloss white and black cabinets with brushed chrome handles comprising wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated single electric oven, four ring gas hob and extractor hood above. There is a freestanding American fridge/freezer included in the sale and plumbing for a dishwasher. There is a fitted L-shaped breakfast bar with ample work surfaces, tiled surround and space for stools beneath. Tiled floor, radiator, double glazed window to the front elevation and side entrance door.

### UTILITY

8'7" x 8'2" (2.62m x 2.49m)

Having modern high gloss light grey cabinets with brushed chrome handles comprising ample wall and base units. Inset stainless steel sink with drainer and mixer tap. Plumbing for a washing machine. Integrated fridge and separate integrated freezer. Four ceiling spotlights and radiator.

### FIRST FLOOR LANDING

12'4" x 12'1" max (3.76m x 3.68m max)

With airing cupboard housing the hot water cylinder. Radiator, loft hatch and double glazed window to the front elevation.

### MASTER BEDROOM 1

12'0" x 11'9" (3.66m x 3.58m)

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

### EN SUITE

6'6" x 5'10" (1.98m x 1.78m)

Having a tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Radiator, part tiled walls, shaver point, extractor fan, tiled floor and obscure double glazed window to the side elevation.

### BEDROOM 2

12'0" max into door reveal x 10'6" (3.66m max into door reveal x 3.20m)

Having a double fitted wardrobe with hanging rail and shelving. Radiator and double glazed window to the rear elevation.

### BEDROOM 3

10'6" x 9'2" (3.20m x 2.79m)

Having a double fitted wardrobe with hanging rail and shelving. Radiator and double glazed window to the front elevation.

#### **BEDROOM 4**

8'5" x 8'4" (2.57m x 2.54m)

Having a fitted wardrobe with shelving. Radiator and double glazed window to the front elevation.

#### **FAMILY BATHROOM**

6'5" x 6'0" (1.96m x 1.83m)

Having a panelled bath with electric Mira shower over. Pedestal wash hand basin. Low flush WC. Tiled floor, part tiled walls, radiator, extractor fan and obscure double glazed window to the side elevation.

#### **GARAGE STORE**

8'10" max x 7'8" (2.69m max x 2.34m)

(8'6" min). Equipped with power and light. Having built-in base units, work surfaces and fitted shelving above. Up and over garage 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**

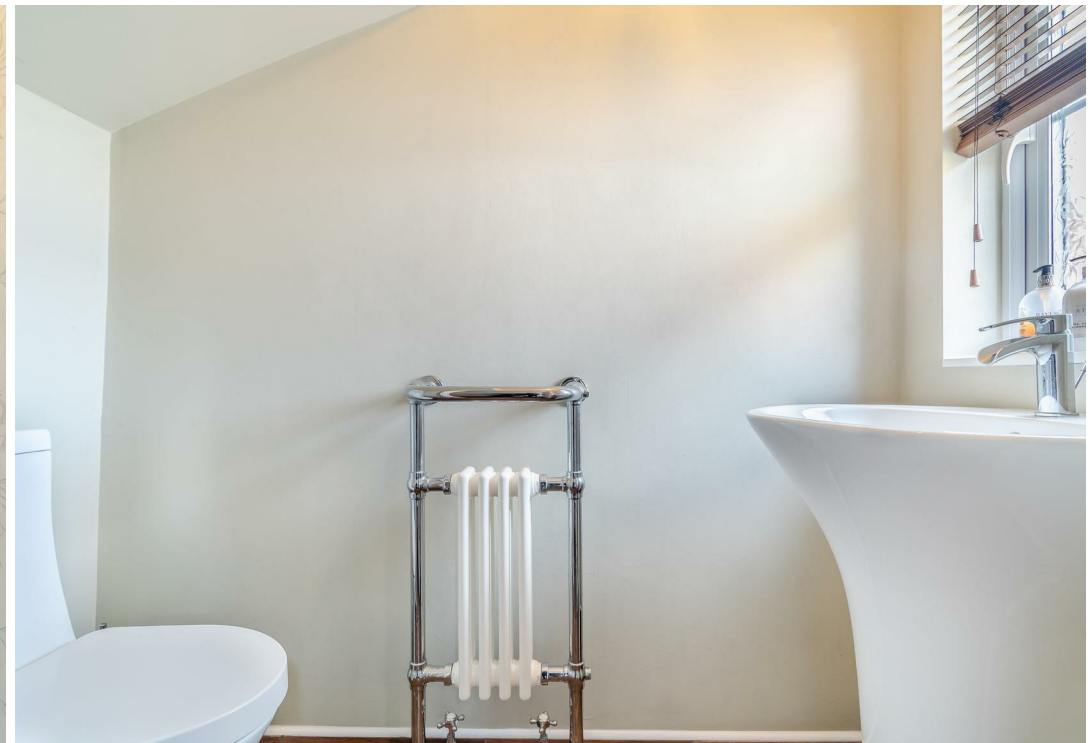
All mains services are connected.

#### **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.

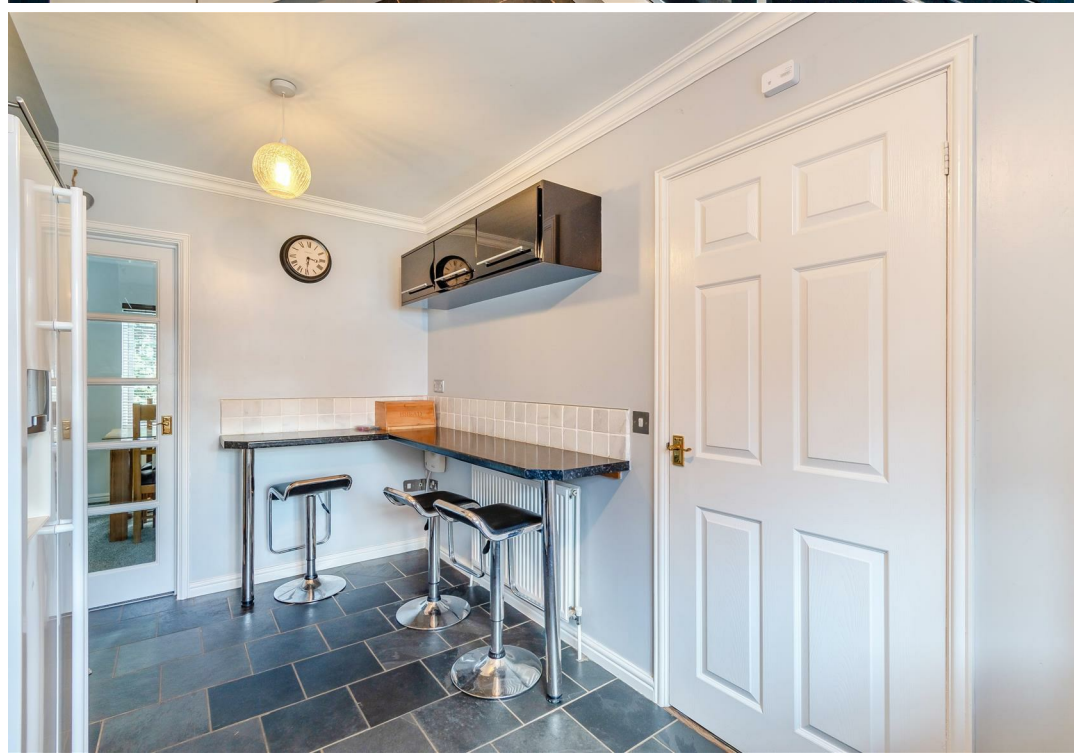
#### **FIXTURES & FITTINGS**

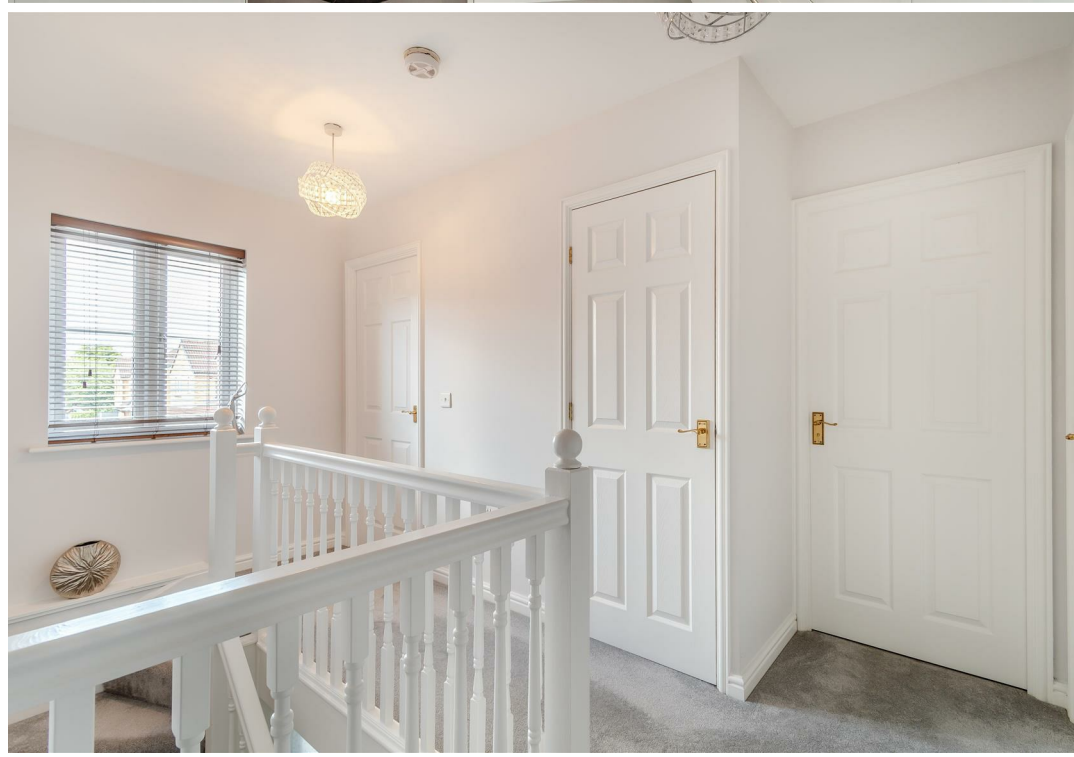
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

















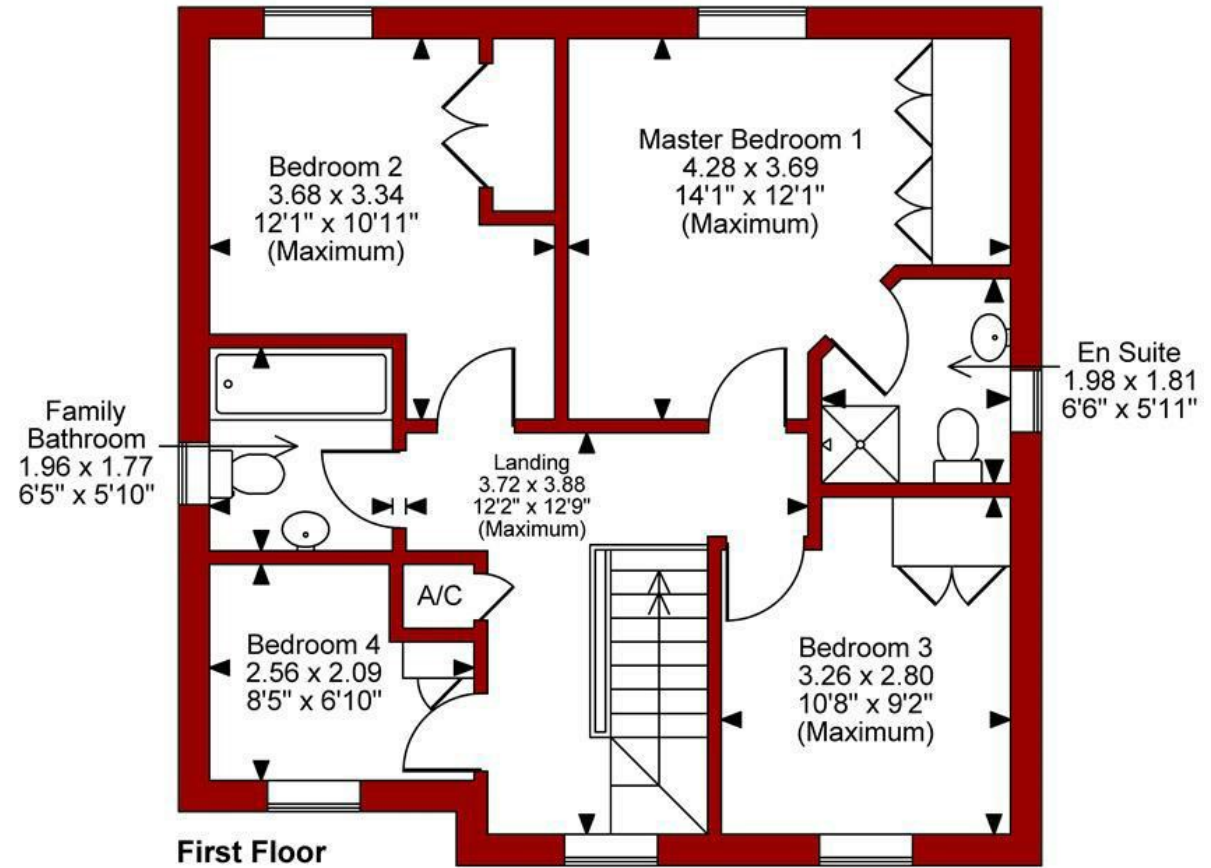
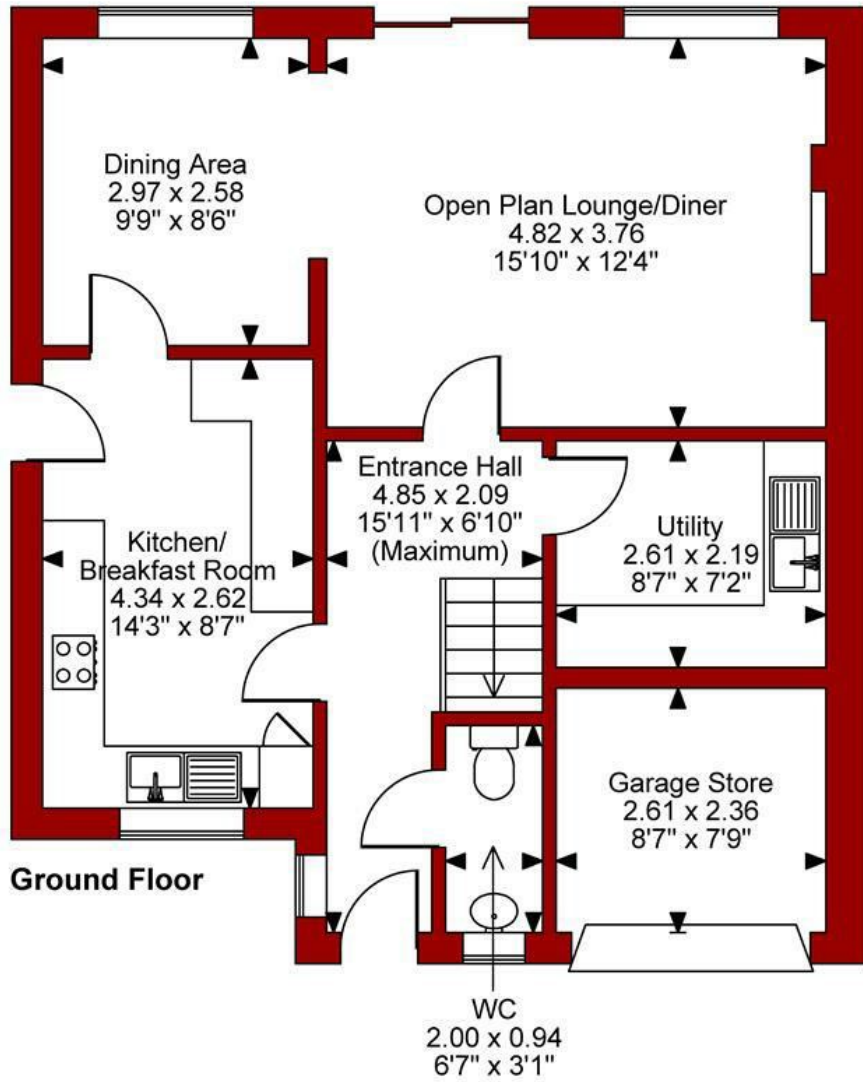








**Kingfisher Road, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 112 SQ M/1205 SQ FT**  
**Garage Store = 6 SQ M/66 SQ FT**  
**Total =118 SQ M/1271 SQ FT**



**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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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