



 RICHARD
WATKINSON
PARTNERS
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**FOR
SALE**

**9 Hardwick View Close, New Houghton,
Mansfield, Nottinghamshire, NG19 8SJ**

£295,000

Tel: 01623 626990

 RICHARD
WATKINSON
PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family House
- En Suite & Family Bathroom
- Kitchen with Integrated Appliances
- Double Width Block Paved Driveway
- Walking Distance to Country Park
- Four Bedrooms
- Lounge & Separate Dining Room
- Conservatory & Utility
- Large Corner Plot
- Bordering to Open Countryside

A modern four bedroom detached house built in 2006 occupying a triangular shaped, large corner plot, situated off Chesterfield Road at the end of a small cul-de-sac bordering to open countryside and within walking distance to Pleasley Pit Country Park and Local Nature Reserve.

The property offers a spacious layout of living accommodation arranged over two floors with UPVC double glazing and gas central heating (Baxi Platinum combi boiler). On the ground floor there is an entrance hall, downstairs WC, utility, dining room, lounge, kitchen with a range of integrated appliances and a conservatory. The first floor landing leads to a master bedroom with extensive fitted wardrobes and an en suite. There are three further bedrooms and a family bathroom.

OUTSIDE

The property stands in a fantastic position at the end of this small cul-de-sac close on a large corner plot with a lovely semi-rural feel and pleasant views. The property is ideally placed for outdoor activities, being within walking distance of the country park, and offers excellent transport links with the M1 a short drive away. There is a double width block paved driveway which leads to a garage store equipped with power and light and with an electric car charging point (part of the garage has been converted to provide a utility room). The front garden is mainly laid to lawn with plants and shrubs to a pebble border down one side, and a gate provides access to the rear of the property. The large rear garden is a particular feature which includes a paved patio and ample lawn with a decorative paved seating area and borders of mature plants and shrubs. There are also hardstanding areas for a greenhouse and a garden shed. An outside water tap, and electric point are also provided.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

17'7" x 7'2" (5.36m x 2.18m)

A spacious entrance hallway with radiator and stairs to the first floor landing.

DOWNSTAIRS WC

4'11" x 3'0" (1.50m x 0.91m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Tiled floor, radiator and obscure double glazed window to the side elevation.

UTILITY

8'2" x 7'1" (2.49m x 2.16m)

A partial garage conversion to a useful utility space housing the Baxi Platinum gas central heating combi boiler. Plumbing for a washing machine and wall mounted cupboards.

DINING ROOM

11'1" x 8'2" (3.38m x 2.49m)

With radiator and two double glazed windows to the front elevation.

LOUNGE

15'4" into bay x 11'11" (4.67m into bay x 3.63m)

Having a feature stone effect fireplace, radiator and double glazed bay window to the rear elevation.

KITCHEN

13'2" x 9'2" (4.01m x 2.79m)

Having a range of modern shaker style cabinets comprising wall cupboards, including display cabinets and open display shelving, base units and drawers with wood style work surfaces over. Inset 1 ½ bowl sink with drainer and chrome swan neck mixer/filter tap. There are a range of integrated appliances to include an electric double oven, separate microwave oven, four ring gas hob and a concealed extractor hood above. Integrated fridge/freezer and integrated dishwasher. Vinyl flooring, vertical radiator, double glazed window and door to the rear elevation leading to:

CONSERVATORY

11'9" x 11'9" (3.58m x 3.58m)

With laminate floor, radiator and French doors leading out onto the rear garden.

FIRST FLOOR LANDING

With loft access hatch having a pull down ladder giving access to a part boarded loft space with lighting. Built-in storage cupboard and double glazed window to the side elevation.

MASTER BEDROOM 1

11'7" into wardrobes x 11'3" (3.53m into wardrobes x 3.43m)

A good sized front facing double bedroom having a range of extensive fitted wardrobes and drawer units along one wall. Radiator and double glazed window to the front elevation.

EN SUITE

7'3" max x 5'9" (2.21m max x 1.75m)

Having a modern three piece white suite comprising a tiled shower cubicle. Pedestal wash hand basin with tiled splashbacks. Low flush WC. Vinyl flooring, radiator and obscure double glazed window to the side elevation.

BEDROOM 2

10'5" x 7'9" (3.18m x 2.36m)

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

BEDROOM 3

10'8" x 8'0" (3.25m x 2.44m)

With radiator and double glazed window to the rear elevation.

BEDROOM 4

9'4" x 6'10" (2.84m x 2.08m)

With radiator and two double glazed windows to the front elevation.

FAMILY BATHROOM

7'11" x 4'11" (2.41m x 1.50m)

Having a contemporary three piece white suite with chrome fittings comprising a roll top bathtub with claw feet and rainfall shower over plus additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail, radiator, tiled floor, tiled walls and obscure double glazed window to the side elevation.

GARAGE STORE

10'2" x 8'2" (3.10m x 2.49m)

With electric car charging point, power and light points and up and over 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.



















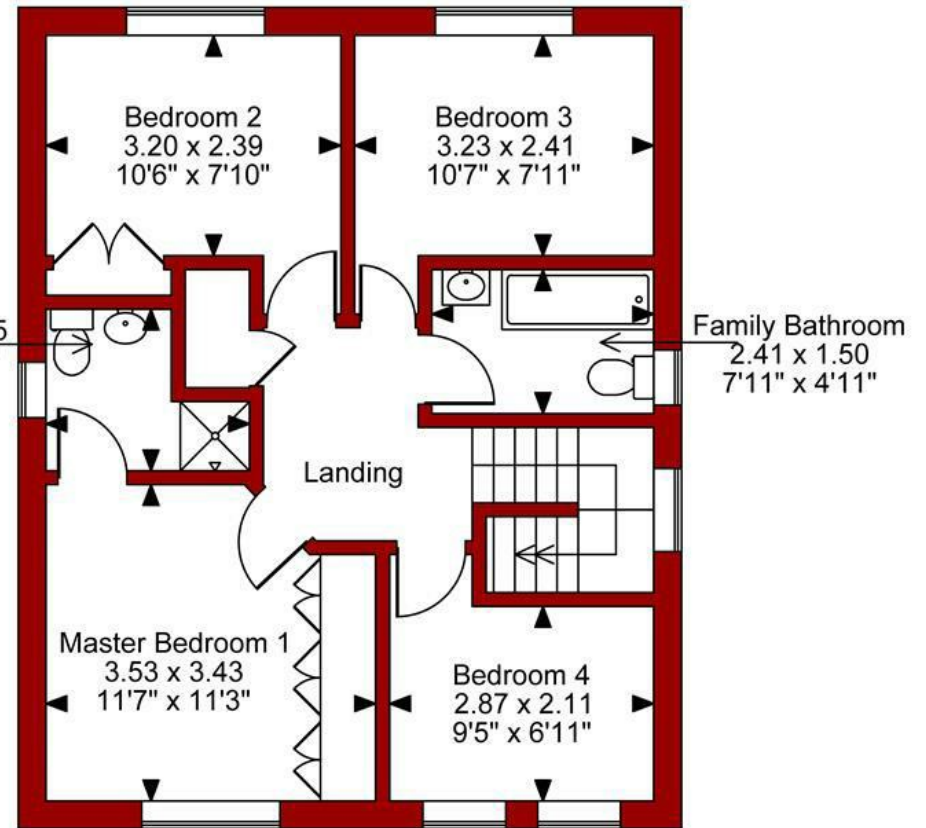
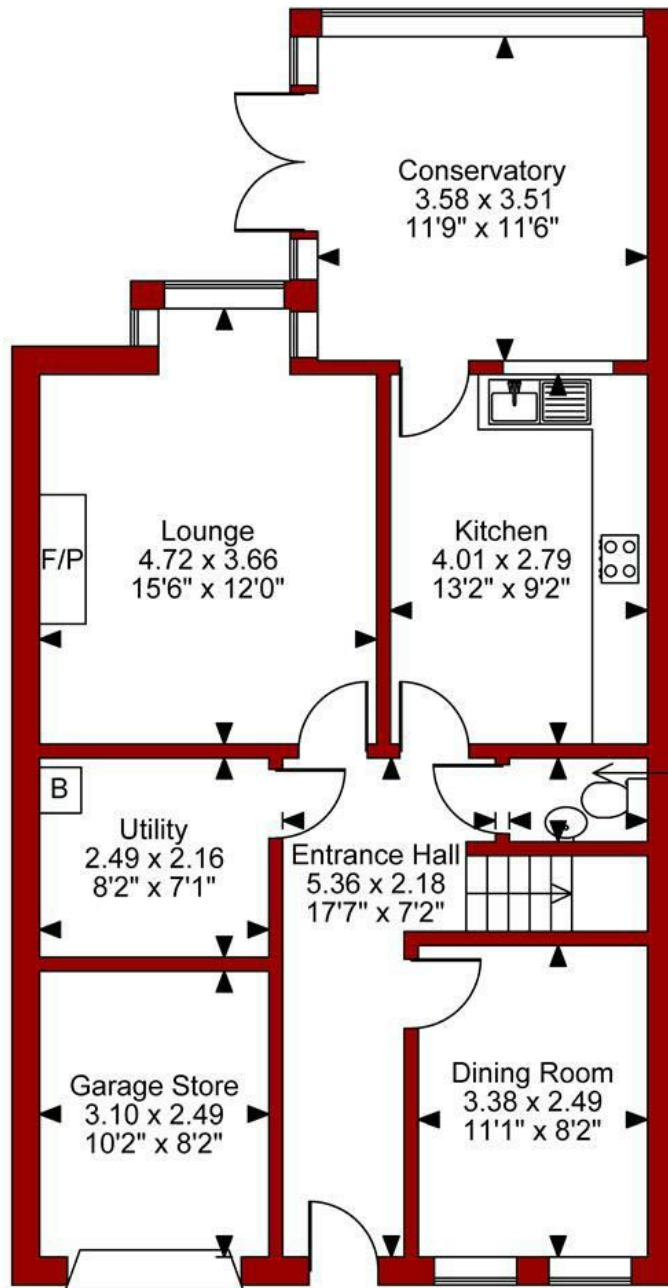
Hardwick View Close, New Houghton

Approximate Gross Internal Area

Main House = 110 SQ M/1185 SQ FT

Garage Store = 8 SQ M/83 SQ FT

Total = 118 SQ M/1268 SQ FT



First Floor

Ground Floor

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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	
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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