



**6 Bird Close, Mansfield, Nottinghamshire,  
NG18 4AZ**

**No Chain £250,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Detached House
- Lounge & Separate Dining Room
- UPVC Double Glazing
- Block Paved Driveway
- Cul-De-Sac Location
- Three Bedrooms
- Gas Central Heating (Combi Boiler)
- Front & Rear Gardens
- Attached Single Garage
- Popular Suburban Location

A three bedroom detached house off Berry Hill Lane/Johnson Drive in a pleasant cul-de-sac location within close proximity to excellent facilities and schooling. The property benefits from UPVC double glazing and gas central heating, with a new combi boiler installed in January 2023.

The layout of living accommodation comprises an entrance hall, downstairs WC, lounge, dining room with patio door and a kitchen also with a patio door. The first floor landing leads to three bedrooms and a bathroom.

The property is offered to the market with the benefit of no upward chain and viewings can be arranged by appointment with the selling agent.

## OUTSIDE

The property is positioned on a cul-de-sac with a lawned front garden adjacent to a block paved driveway which leads to a single garage. A gate and path to the side of the house leads to the rear garden. To the rear of the property, there is a delightful, mature garden featuring a block paved patio which continues to a pathway to a second block paved patio at the end of the garden surrounded by shrubs and trees affording a lovely sheltered setting. There is a lawn, further plants and shrubs and a garden shed.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

With radiator.

## DOWNSTAIRS WC

6'6" x 4'7" max (1.98m x 1.40m max)

Having a low flush WC and wash hand basin. Obscure double glazed window to the front elevation.

## LOUNGE

16'2" into bay x 15'1" max (4.93m into bay x 4.60m max)

Having a fireplace with marble heath and an inset electric fire. Understairs storage cupboard, radiator, coving to ceiling, double glazed bay window to the front elevation and stairs to the first floor landing.

## DINING ROOM

15'1" x 8'7" (4.60m x 2.62m)

With radiator, coving to ceiling, three double glazed windows to the rear elevation and a single patio door leads out onto the rear garden.

## KITCHEN

8'0" x 7'7" (2.44m x 2.31m)

Having wall cupboards, base units and drawers with work surfaces above. Inset sink with drainer and chrome swan neck mixer tap. There are a range of free standing appliances included in the sale to include a fridge/freezer, electric double oven with a four ring electric hob and a dishwasher. Tiled splashbacks, double glazed window to the rear elevation and single patio door leads out onto the rear garden.

## FIRST FLOOR LANDING

8'2" x 6'5" (2.49m x 1.96m)

With former airing cupboard now utilised as a storage cupboard.

## BEDROOM 1

11'9" x 8'6" (3.58m x 2.59m)

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

## BEDROOM 2

9'11" x 8'6" (3.02m x 2.59m)

With radiator and double glazed window to the rear elevation.

## BEDROOM 3

8'9" x 6'5" (2.67m x 1.96m)

Having a built-in storage cupboard, radiator and double glazed window to the front elevation.

## FAMILY BATHROOM

6'4" x 6'4" (1.93m x 1.93m)

Having a three piece white suite comprising a panelled bath with electric Mira shower over. Low flush WC. Pedestal wash hand basin. Tiled floor, part tiled walls, chrome heated towel rail and an obscure double glazed window to the rear elevation.

## ATTACHED SINGLE GARAGE

14'11" x 8'2" (4.55m x 2.49m)

Equipped with power and light. Housing the wall mounted Baxi gas central heating combi boiler. Plumbing for a washing machine 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.















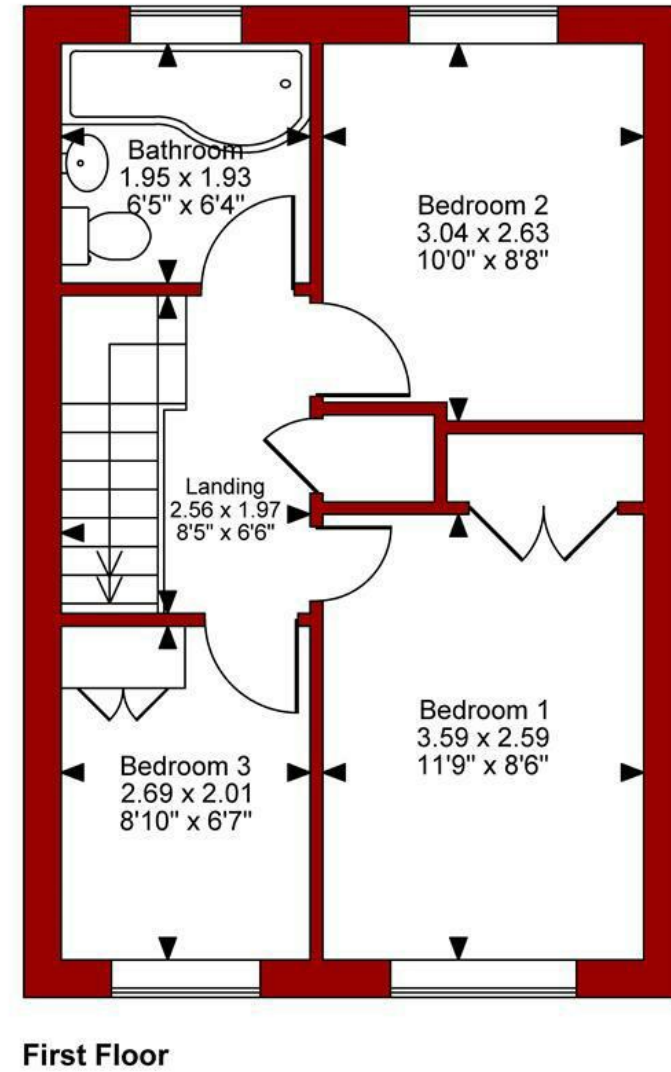
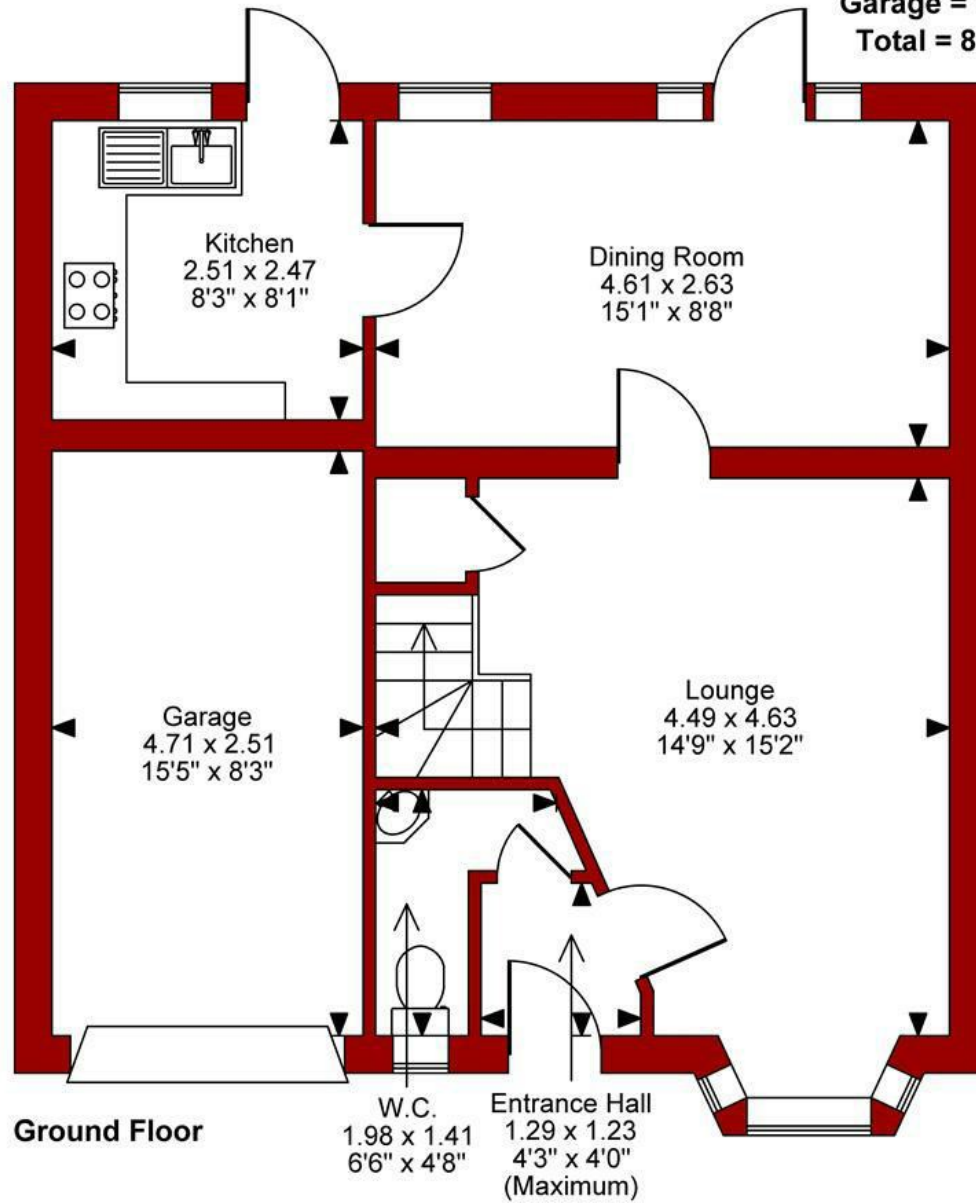








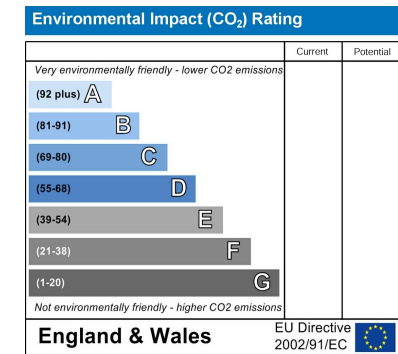
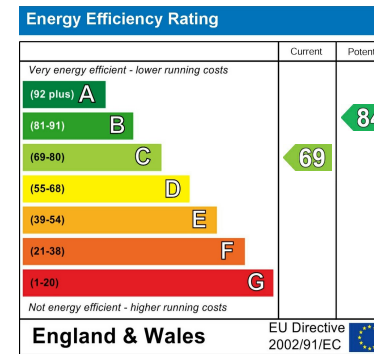
**Bird Close, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 75 SQ M / 808 SQ FT**  
**Garage = 12 SQ M / 127 SQ FT**  
**Total = 87 SQ M / 935 SQ FT**



**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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: mansfield@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers