



**6 The Grange, Mansfield, Nottinghamshire,
NG18 4BA**

£549,950

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Bungalow
- 4 Bedrooms (3 Doubles)
- Bathroom with Bath & Separate Shower
- Double Width Driveway
- South Facing Rear Garden
- Spacious Accommodation: 1630 Sq Ft
- Master Bedroom with En Suite
- Open Plan Living/Dining/Kitchen & Utility
- Good Sized Attached Garage
- Highly Regarded Suburban Location

Key features: -

- Modern detached bungalow – completed September 2023.
- 4 Bedrooms (3 large double and master with on-suite) – 4th could be bedroom or study.
- Wide corridors and door openings that could accommodate a wheelchair.
- Bathroom with bath and separate shower.
- Very large open plan living/dining/kitchen with separate utility room.
- At c1630 sq ft (excluding the garage 211 sq ft) this very spacious bungalow is larger than many four bedroomed houses and other bungalows. It is full of light as almost the whole back has patio doors and wide glass windows which takes in the best of the good sized south facing rear garden.
- Larger than average garage (211 sq ft) with a double side by side driveway that can comfortably take 4 vehicles.
- Good sized front garden.
- 8 years remaining on the 10-year Premier Guarantee Warranty.
- Close to Berry Hill and High Oakham – within High Oakham Primary School catchment area.
- Following close by: -
- High Oakham Primary School.
- Nottingham Trent University.
- Kings Mill A&E Hospital and large GP practice both 10 minutes' drive away.
- All major superstores, two retail parks, all major fast-food restaurants, and Mansfield Town Football Club.
- Good mixture of restaurants – including English, Thai, Indian, Italian and Chinese among others.
- Two retail complexes close by.
- Local theatre.
- Railway station.
- Water Meadows, Kings Mill Reservoir and Berry Hill Park close by with lots of activities for children/grandchildren.
- Easy access to M1, A1, A614, A38.
- Mansfield railway station is just 5 minutes walk away.
- Rufford Abbey – Clumber Park and Major Oak are a short drive away.
- Red Arrow Pronto bus direct to Nottingham within 2 minutes walk.

OUTSIDE

The property occupies a good sized plot with front and rear gardens. There is a double width

tarmacadam driveway which leads to a good sized attached garage housing the central heating boiler and with a remote controlled electric up and over door. There is a lawned front garden with a cherry blossom tree and borders to all sides with plants. A side gate and path leads round to the rear of the property. To the rear of the property, there is a south facing garden featuring two paved patios, outside light points, a lawn and colourful plants and shrubs to two areas. There is a gravel area to the other side of the bungalow providing a useful storage space.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

19'1" max x 18'1" (5.82m max x 5.51m)

A spacious, L-shaped entrance hallway, with radiator, loft hatch and built-in storage cupboard with light point.

LOUNGE

16'10" x 13'1" (5.13m x 3.99m)

With radiator, double glazed window to the side elevation and two double glazed windows to the rear elevation to each side of French doors lead out onto the south facing rear garden.

OPEN PLAN LIVING/DINING/KITCHEN

29'9" x 20'6" max (9.07m x 6.25m max)

A substantial open plan living/dining/kitchen, having an extensive range of contemporary shaker cabinets in contrasting colours comprising wall cupboards, base units and drawers with quartz work surfaces above. Integrated full height fridge and separate integrated full height freezer. Integrated Bosch double oven. Integrated five ring induction hob with quartz splashback and contemporary touch screen extractor hood above. There is a large island with inset 1 1/2 bowl sink with drainer and chrome swan neck mixer/boiling tap. Integrated dishwasher, three feature lights above the island and space for stools beneath. Seven ceiling spotlights, LVT flooring throughout, two radiators, double glazed window to the side elevation, four double glazed windows to the rear elevation and two sets of French doors lead out onto the south facing rear garden.

UTILITY

8'4" x 5'5" (2.54m x 1.65m)

Having contemporary shaker cabinets comprising wall cupboards and base units with quartz effect work surfaces above. Inset stainless steel sink with drainer and mixer tap. Plumbing for a washing machine and space for a tumble dryer. Three ceiling spotlights, LVT flooring, extractor fan, radiator and composite side entrance door.

MASTER BEDROOM 1

14'3" x 13'3" (4.34m x 4.04m)

A spacious master bedroom, having fitted wardrobes with double hanging rails and shelving and mirror fronted doors. Radiator and two floor-to-ceiling double glazed windows to the front elevation.

EN SUITE

8'4" x 5'2" (2.54m x 1.57m)

Having a modern three piece white suite with chrome fittings comprising a double width shower enclosure with rainfall shower and additional shower attachment. Wall hung vanity unit with inset wash hand basin with swan neck mixer tap and storage drawer beneath. Low flush WC. Tiled floor, part tiled walls, chrome heated towel rail, three ceiling spotlights and extractor fan.

BEDROOM 2

17'6" x 9'3" (5.33m x 2.82m)

A second spacious double bedroom with radiator and double glazed window to the front elevation.

BEDROOM 3

14'6" max into door reveal x 11'3" (4.42m max into door reveal x 3.43m)

A third double bedroom, with radiator and two floor-to-ceiling double glazed windows to the front elevation.

BEDROOM 4/OFFICE

9'0" x 6'11" (2.74m x 2.11m)

With radiator and double glazed window to the side elevation.

FAMILY BATHROOM

8'9" x 8'5" (2.67m x 2.57m)

Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap and pencil shower attachment. Separate double width tiled shower enclosure. Wall hung vanity unit with inset wash hand basin with swan neck mixer tap and storage drawer beneath. Low flush WC. Tiled floor, part tiled walls, four ceiling spotlights, extractor fan and chrome heated towel rail.

ATTACHED GARAGE

20'11" x 9'10" (6.38m x 3.00m)

Equipped with power and light, housing the gas central heating combi boiler and remote controlled electric up and over door.

MANAGEMENT COMPANY

Please note, there is a service charge payable of approximately £165 per annum for the maintenance of the swale areas, open 'green' spaces, and the private driveways throughout the site.

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

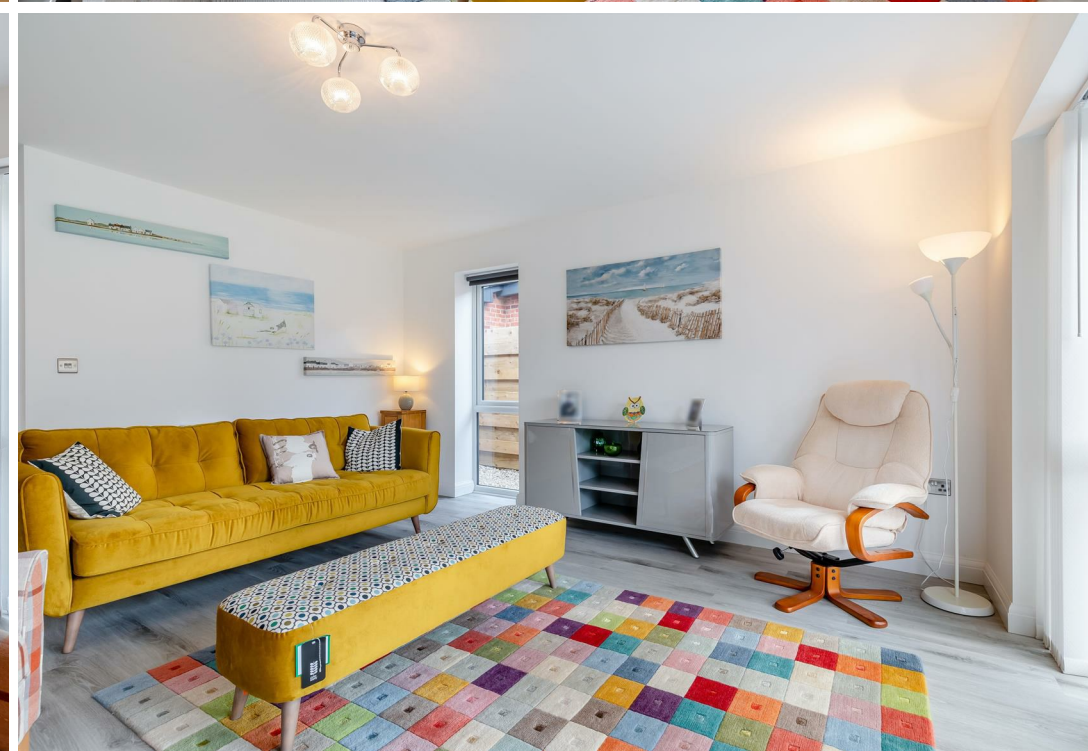
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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.



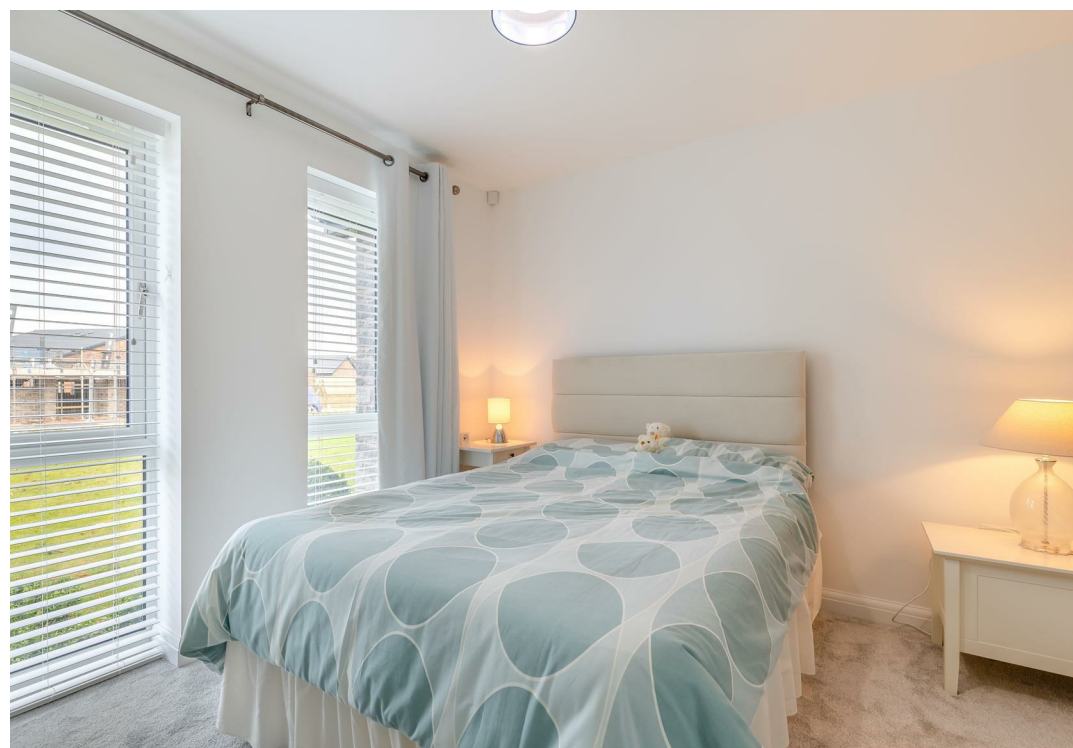










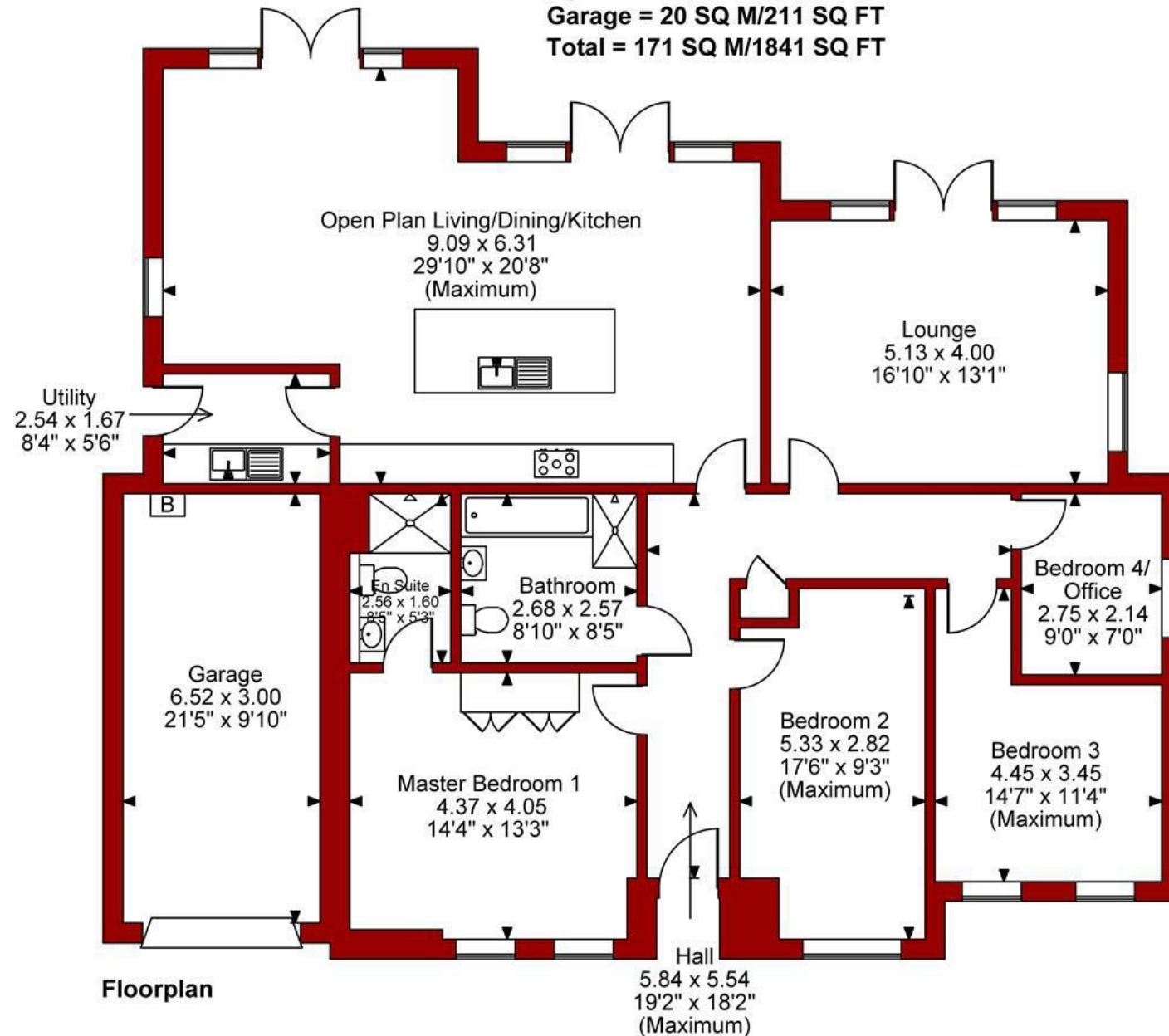








The Grange, Mansfield
Approximate Gross Internal Area
Bungalow = 151 SQ M/1630 SQ FT
Garage = 20 SQ M/211 SQ FT
Total = 171 SQ M/1841 SQ FT



Floorplan

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 | | 90 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (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 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 | | |
| 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



RICS



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