



5 Coral Crescent, Warsop, Mansfield,
Nottinghamshire, NG20 0FP

Offers Over £270,000

Tel: 01623 626990

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

- Modern Detached Family House
- En Suite & Family Bathroom
- Kitchen & Utility
- Single Garage
- Garden Room & Shed
- Four Bedrooms
- Two Reception Rooms
- Double Width Driveway
- Low Maintenance Front & Rear Gardens
- Popular Residential Location

A modern four bedroom detached house built in 2010 in a popular residential location within walking distance to Warsop High Street where there are excellent amenities available.

The property provides a good sized layout of living accommodation ideal for family buyers with the benefit of gas central heating and UPVC double glazing. On the ground floor, there is an entrance hall with oak and glass feature staircase, lounge, dining room, kitchen, utility and a downstairs WC. The first floor landing leads to a spacious master bedroom with an en suite. There are three further bedrooms and a family bathroom.

OUTSIDE

Externally, there are low maintenance front and rear gardens to include an artificial turf front garden adjacent to a double width, patterned concrete driveway which leads to a single garage with a remote controlled electric roller door. A side pathway and gate provides access to the rear garden. To the rear of the property, there is a further artificial turf garden with an Indian sandstone patio. There is a garden room with wiring laid on to connect lights and power points, an adjoining garden shed equipped with power and light, and a decked, covered seating area.

AN OPEN FRONTED STORM PORCH LEADS TO A FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

12'9" x 6'4" (3.89m x 1.93m)

With radiator, wood effect vinyl floor, understairs storage cupboard and oak and glass staircase leading to the first floor landing.

LOUNGE

16'5" x 10'1" (5.00m x 3.07m)

With radiator, double glazed window to the front elevation and double doors through to the:

DINING ROOM

11'11" x 9'5" (3.63m x 2.87m)

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

KITCHEN

11'10" x 9'3" (3.61m x 2.82m)

Having wall cupboards, base units and drawers with work surfaces above. Inset stainless steel sink with drainer and mixer tap. Integrated electric oven, four ring gas hob and extractor

hood above. Space for a fridge freezer and plumbing for a dishwasher. Fitted breakfast bar, radiator, wood effect vinyl floor and double glazed window to the rear elevation.

UTILITY

8'3" x 5'10" (2.51m x 1.78m)

With single base unit, stainless steel sink with drainer and mixer tap. Plumbing for a washing machine and space for a tumble dryer. Double glazed window to the side elevation.

DOWNSTAIRS WC

5'10" x 3'3" (1.78m x 0.99m)

Having a low flush WC. Corner pedestal wash hand basin with mixer tap and tiled splashbacks. Radiator and obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

With radiator, loft hatch and airing cupboard housing the pressurised hot water cylinder.

MASTER BEDROOM 1

15'4" x 10'3" (4.67m x 3.12m)

(Plus door reveal 3'4" x 2'10"). Having fitted wardrobes with double hanging rails and ample shelving and sliding fronted doors. Radiator and double glazed window to the front elevation.

EN SUITE

7'9" max x 6'3" (2.36m max x 1.91m)

Having a tiled shower cubicle. Vanity unit with chrome mixer tap, work surfaces to the side and storage cupboard beneath. Low flush WC. Tiled walls, radiator, shaver point and obscure double glazed window to the front elevation.

BEDROOM 2

13'6" x 8'0" (4.11m x 2.44m)

With radiator and double glazed window to the front elevation.

BEDROOM 3

10'11" x 9'0" (3.33m x 2.74m)

With radiator and double glazed window to the rear elevation.

BEDROOM 4

8'4" x 7'8" (2.54m x 2.34m)

With radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

7'7" x 7'3" (2.31m x 2.21m)

Having a panelled bath with mixer tap and shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail and obscure double glazed window to the rear elevation.

ATTACHED SINGLE GARAGE

16'4" x 7'8" (4.98m x 2.34m)

Equipped with power and light. Remote controlled electric roller door.

GARDEN ROOM

13'1" x 9'9" (3.99m x 2.97m)

With wiring in place to connect light and power points.

ADJOINING SHED

9'8" x 5'11" (2.95m x 1.80m)

With power and light points.

ADJOINING UNDERCOVER SEATING AREA

9'7" x 7'11" (2.92m x 2.41m)

With decked floor.

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.



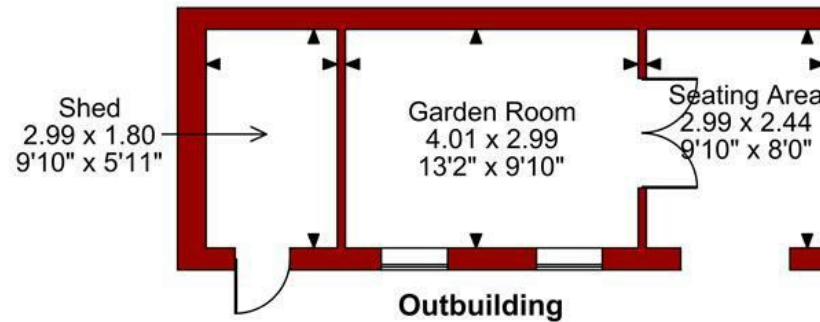
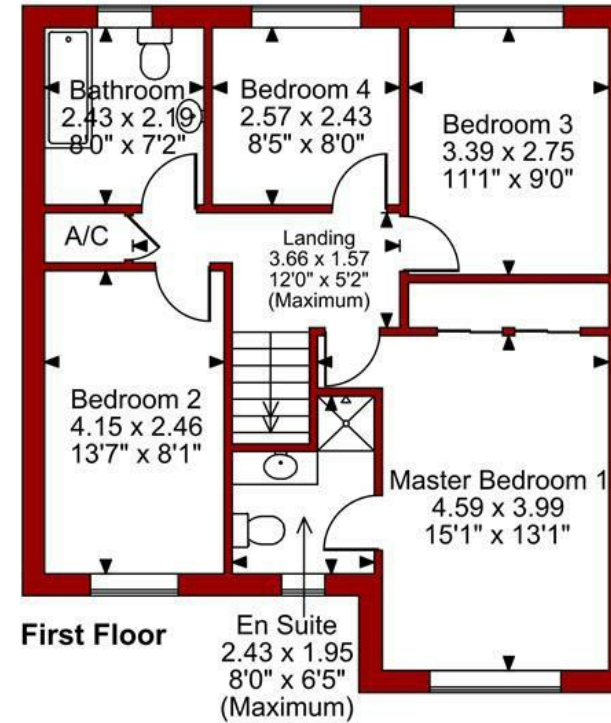
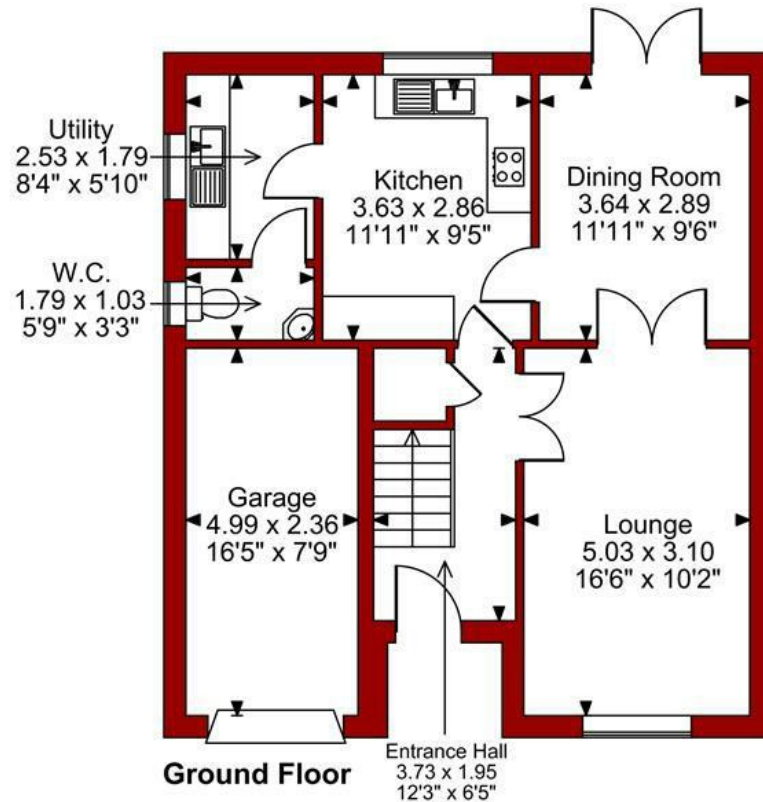








Coral Crescent, Warsop
Approximate Gross Internal Area
Main House = 113 SQ M / 1217 SQ FT
Garage = 12 SQ M / 128 SQ FT
Outbuilding = 25 SQ M / 273 SQ FT
Total = 150 SQ M / 1618 SQ FT



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) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	
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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