



**49 Limestone Rise, Mansfield,
Nottinghamshire, NG19 7AZ**

Offers In The Region Of £500,000

Tel: 01623 626990

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

- Modern Detached Family Home
- Spacious Accommodation: 2003 Sq Ft
- 10m Open Plan Living/Dining/Kitchen
- Block Paved Drive & Integral Double Garage
- Popular Suburban Location
- High Quality Fixtures & Fittings
- 5 Bedrooms, 2 En Suites & Bathroom
- Separate Lounge & Utility Room
- Good Sized South Facing Rear Garden
- Elevated Position (End of Cul-De-Sac)

We have the privilege of presenting to the market this exceptional, modern, five bedroom detached family house in an elevated position with a good sized south facing rear garden at the end of Limestone Rise cul-de-sac in a highly regarded suburban location within walking distance of excellent local facilities.

The property was built in 2004 and offers a spacious layout of internal family living accommodation extending to circa 2,000 sq ft. Our clients have refurbished and improved the house to an exceptional high standard throughout with beautifully presented accommodation with the benefit of gas central heating and UPVC double glazing.

The ground floor living accommodation comprises an entrance hall, cloakroom, utility room, bay fronted lounge with feature media wall and fireplace, and a substantial and stunning open plan living/dining/kitchen measuring just over 10m in length with 6m wide, aluminium sliding patio doors leading out onto the south facing rear patio. The first floor galleried landing leads to a large master bedroom with extensive fitted wardrobes and a modern en suite. There are four further bedrooms (three doubles with fitted wardrobes), a second en suite and a beautifully appointed, modern family bathroom.

OUTSIDE

Limestone Rise is an established and desirable suburban location within walking distance to the town centre, Tesco supermarket, The Brunts Academy and various other excellent facilities. Transport links are immediately available via the A60 Woodhouse Road and Chesterfield Road North. The property stands at the end of a cul-de-sac in an elevated position which enjoys south facing rear views. The front garden is laid to lawn with plants and shrubs adjacent to a double width driveway which leads to an integral double garage with a remote controlled electric roller door. To the rear of the property, there is a larger than average sized garden for a modern home enjoying a south facing aspect. There is an extensive patio which extends across the full width of the property. Beyond here, there are low retaining sleepers with built-in flowerbeds and three wide steps leading up to a raised lawn. There are borders with plants and shrubs and a vegetable plot area with shed at the end of the garden. Returning to the patio, there is access to the side of the house which is laid to paving with a raised flowerbed and gated access to the front.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

20'8" x 7'1" max (6.30m x 2.16m max)

With radiator, laminate floor, built-in storage cupboard, coving to ceiling and stairs to the first floor landing.

CLOAKROOM

7'2" x 3'3" (2.18m x 0.99m)

Having a modern two piece white suite comprising a wall hung WC with enclosed cistern. Wall hung vanity unit with inset wash hand basin with chrome mixer tap and two storage drawers beneath. Chrome radiator, tiled floor, two ceiling spotlights and obscure double glazed window to the front elevation.

LOUNGE

22'3" into bay x 12'2" (6.78m into bay x 3.71m)

Having a feature media wall with a remote controlled, log effect, contemporary fireplace and ample display recess areas with remote controlled lighting and floor-to-ceiling slate walls to each side. Two radiators, laminate floor, coving to ceiling and double glazed bay window to the front elevation.

OPEN PLAN LIVING/DINING KITCHEN

33'11" x 12'8" max (10.34m x 3.86m max)

A stunning open plan family living/dining/kitchen space, having a range of modern, high gloss cabinets comprising wall cupboards, base units and drawers. Integrated Neff cooking appliances include a single oven, separate combination microwave oven and a warming drawer. Large integrated CDA wine cooler. Integrated fridge/freezer. There is a large island with matching base units and drawers, including pan drawers complemented by quartz work surfaces with integrated double power point and a raised breakfast bar with space for stools beneath. Inset sink with chrome swan-neck mixer tap/boiling tap. Integrated Neff five ring induction hob with ceiling mounted extractor hood above. Integrated dishwasher. Ample ceiling spotlights, porcelain tiled floor, two contemporary vertical radiators, remote controlled electric blinds, double glazed window to the rear elevation and 6m wide, aluminium sliding patio doors lead out onto the south facing rear garden.

UTILITY

11'9" x 5'5" (3.58m x 1.65m)

A continuation from the kitchen, having modern, handleless, cabinets comprising wall cupboards and base units. Inset sink with chrome swan-neck mixer tap. Radiator, porcelain tiled floor, six ceiling spotlights, plumbing for a washing machine and space for a tumble dryer. Personal door through to the double garage and composite side entrance door with windowpane to the side elevation.

FIRST FLOOR GALLERIED LANDING

13'5" max x 12'11" (4.09m max x 3.94m)

With radiator, loft hatch, coving to ceiling and airing cupboard housing the hot water cylinder.

MASTER BEDROOM 1

18'4" x 13'3" (5.59m x 4.04m)

A spacious master bedroom, having extensive fitted wardrobes with hanging rails and shelving, plus overhead storage cupboards and separate ample fitted drawers. Radiator and double glazed window to the front elevation.

EN SUITE

11'7" x 5'9" (3.53m x 1.75m)

A superbly appointed contemporary three piece white suite with chrome fittings comprising a walk-in shower with wall mounted rainfall shower. There is a large, wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Wall hung WC with enclosed cistern. Chrome heated towel rail, tiled floor, fully tiled walls, eight ceiling spotlights, extractor fan and obscure double glazed windows to the side and rear elevations.

BEDROOM 2

14'5" x 12'4" (4.39m x 3.76m)

A spacious second double bedroom, having fitted wardrobes with hanging rails and shelving, plus overhead storage cupboards and separate fitted drawers. Radiator and double glazed window to the front elevation.

EN SUITE

9'10" x 5'10" max (3.00m x 1.78m max)

Having a modern three piece white suite comprising a tiled shower cubicle with rainfall shower plus additional shower attachment. Vanity unit with inset wash hand basin with mixer tap, ample work surfaces to the side and storage cupboards beneath. Low flush WC. Chrome radiator, laminate floor, four ceiling spotlights, extractor fan, tiled walls and obscure double glazed window to the side elevation.

BEDROOM 3

11'10" x 10'8" (3.61m x 3.25m)

A third double bedroom, having ample fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

BEDROOM 4

11'9" x 10'0" (3.58m x 3.05m)

A fourth double bedroom having fitted wardrobes with hanging rails and shelving. Radiator, laminate floor and double glazed window to the rear elevation.

BEDROOM 5

8'9" x 8'1" (2.67m x 2.46m)

With radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

9'1" x 8'9" (2.77m x 2.67m)

A beautifully appointed modern and contemporary four piece white suite with chrome fittings comprising a walk-in shower with wall mounted rainfall shower. Separate Porcelanosa

bathtub with separate floor mounted mixer tap and pencil shower attachment. Wall hung vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Wall hung WC with enclosed cistern. Chrome heated towel rail, tiled floor, fully tiled walls, eight ceiling spotlights, remote controlled electric blinds, extractor fan and obscure double glazed windows to the front elevation.

INTEGRAL DOUBLE GARAGE

16'9" max x 15'3" (5.11m max x 4.65m)

Equipped with power and light. Wall mounted Vaillant gas central heating boiler. Personal door through to the utility room and remote controlled electric roller 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.



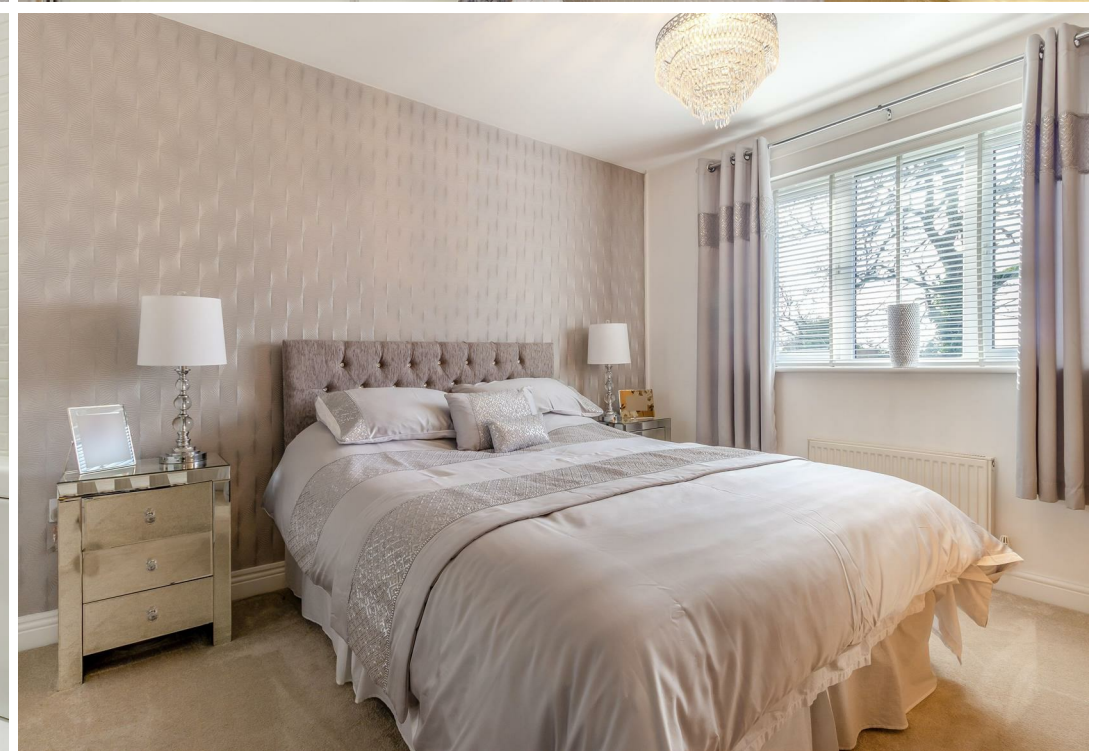










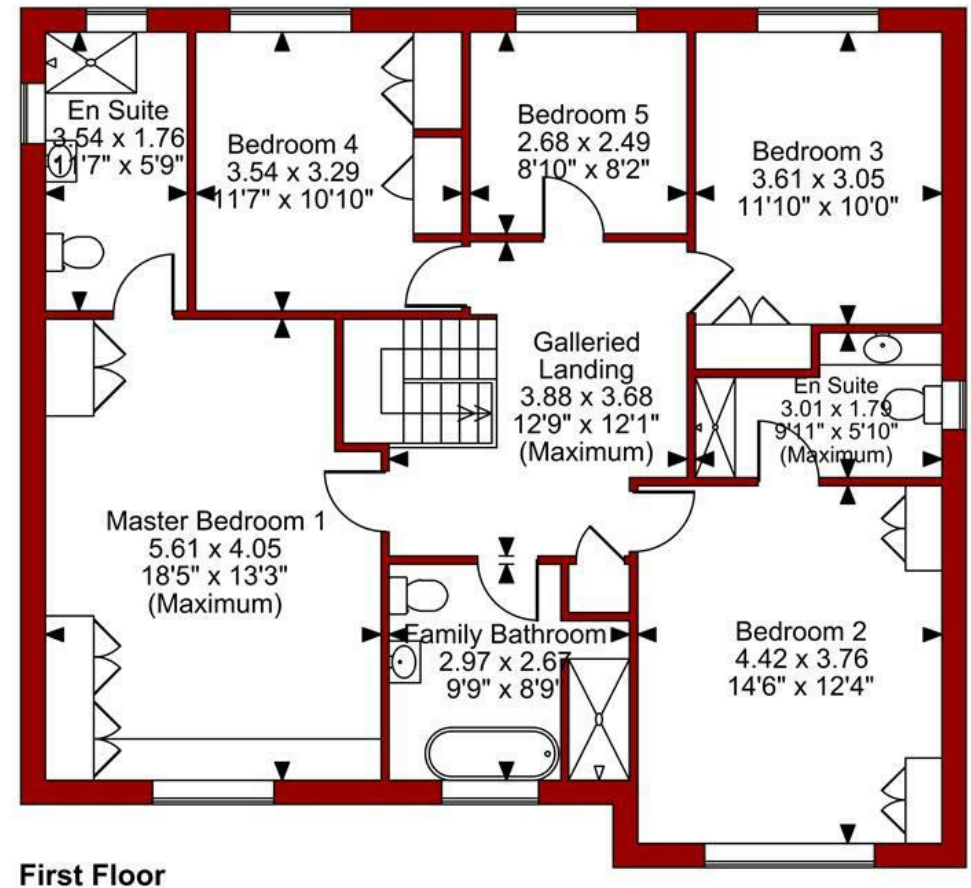
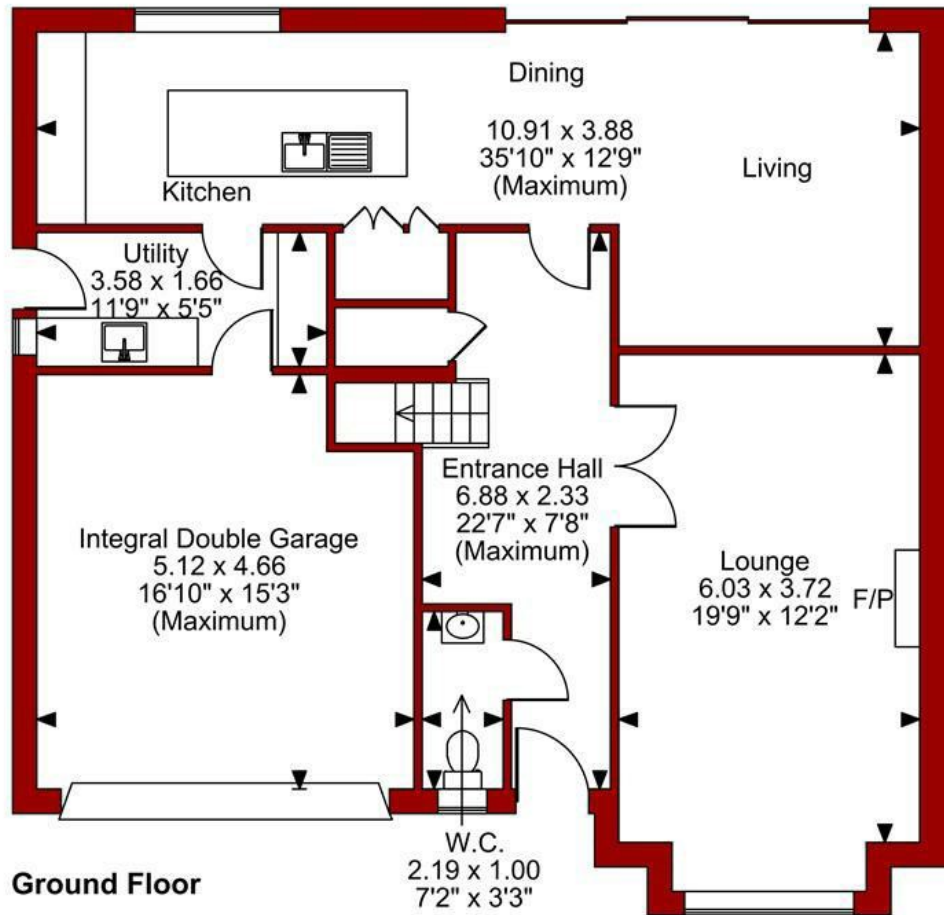








Limestone Rise, Mansfield
Approximate Gross Internal Area
Main House = 2003 Sq Ft/186 Sq M
Integral Double Garage = 246 Sq Ft/23 Sq M
Total = 2249 Sq Ft/209 Sq M



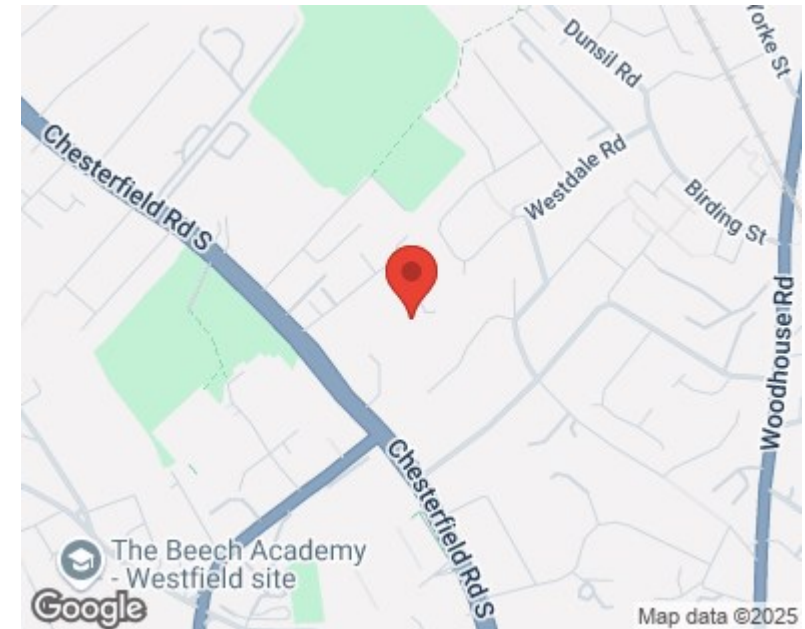
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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		
(81-91) B		
(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	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	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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Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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