



2 York Terrace, Warsop, Mansfield,
Nottinghamshire, NG20 0BL

£299,950

Tel: 01623 626990

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

- Modern Detached Family House
- 5 Bedrooms, En Suite & Bathroom
- Separate Music Room/Snug
- Conservatory with Log Burner
- Corner Plot / South Facing Rear Garden
- Walking Distance to Amenities
- Large Dual Aspect Lounge
- Kitchen/Diner, Utility & Pantry
- Garage Store & Bar/Outbuilding
- Large Block Paved Driveway (4 Cars)

A modern and spacious five bedroom detached house occupying a corner plot with a large, double width block paved driveway and a south facing rear garden.

The property was built in 2011 and boasts a spacious layout of living accommodation extending to circa 1716 sq ft with gas central heating, UPVC double glazing and an alarm system.

The ground floor living accommodation comprises an entrance hall, downstairs WC, large dual aspect lounge, kitchen/diner open plan to a conservatory with log burner, music room/snug, utility room, pantry and a rear entrance lobby. The first floor landing leads to a master bedroom with fitted wardrobes and an en suite. There are four further bedrooms (two with fitted wardrobes) and a family bathroom.

OUTSIDE

Externally, the house stands on the corner of York Terrace and Wood Street within walking distance to a range of amenities. There are low maintenance front and side gardens laid to block paving with slate chippings to the borders enclosed by black railings on both sides with a gate at the front providing access to the rear garden. To the rear of the property, there is a large, double width block paved driveway providing ample off road parking for four vehicles, which leads to a garage store. To the rear of the property, there is a partially walled, south facing garden featuring a sandstone patio and path extending beyond the conservatory leading to a bar/outbuilding equipped with power and light. There is a lawn, decked area immediately outside the bar/outbuilding, shrubs to the borders and a shed. External double power point and water tap.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

13'2" max x 9'7" max (4.01m max x 2.92m max)

With karndean floor, radiator, understairs storage cupboard, stairs to the first floor landing and double glazed window to the front elevation.

CLOAKROOM/WC

5'5" x 3'3" (1.65m x 0.99m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin. Part tiled walls, radiator, karndean floor, three ceiling spotlights and obscure double glazed window to the front elevation.

LOUNGE

19'2" x 14'6" (5.84m x 4.42m)

A large, dual aspect reception room, with two radiators, two double glazed windows to the side elevation and double glazed window to the front elevation.

KITCHEN/DINER

19'2" x 10'9" (5.84m x 3.28m)

Having modern high gloss cabinets comprising wall cupboards, base units and drawers with work surfaces above. Inset stainless steel sink with drainer and mixer tap. Integrated stainless steel cooking appliances include a single electric oven, five ring gas hob, stainless splashback and extractor hood above. Integrated fridge/freezer and integrated dishwasher. Tiled splashbacks, eighteen ceiling spotlights, karndean floor, radiator and double glazed windows to the front and rear elevations. Open plan to:

CONSERVATORY

9'5" x 8'9" (2.87m x 2.67m)

Having a log burner with slate hearth, karndean floor and French doors leading out onto the south facing rear garden.

MUSIC ROOM/SNUG

12'7" x 8'7" (3.84m x 2.62m)

With radiator and double glazed window to the rear elevation.

PANTRY

7'10" x 7'9" (2.39m x 2.36m)

With extensive fitted shelving, four ceiling spotlights, laminate floor, space for a fridge/freezer and tumble dryer and loft hatch with ladder attached leads to a boarded loft with three light points.

UTILITY ROOM

9'7" x 5'7" (2.92m x 1.70m)

Having modern high gloss cabinets comprising wall and base units, work surfaces and an inset stainless steel sink with drainer and mixer tap. Plumbing for a washing machine, karndean floor, radiator, six ceiling spotlights and extractor fan.

REAR ENTRANCE LOBBY

6'8" x 2'10" (2.03m x 0.86m)

Having fitted cloaks storage cupboards, laminate floor and composite entrance door providing access to the driveway.

FIRST FLOOR LANDING

With airing cupboard housing the pressurised hot water cylinder. Loft hatch and ladder attached leads to a boarded loft with fluorescent light point.

MASTER BEDROOM 1

14'7" x 9'2" (4.45m x 2.79m)

A good sized double bedroom having extensive fitted wardrobes with double hanging rails and ample shelving. Radiator, laminate floor and double glazed window to the front elevation.

EN SUITE

7'7" x 5'6" (2.31m x 1.68m)

Having a tiled shower enclosure. Pedestal wash hand basin. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail, six ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

11'3" x 9'8" (3.43m x 2.95m)

With radiator, wood effect laminate floor and double glazed windows to the front and side elevations.

BEDROOM 3

10'11" x 9'2" (3.33m x 2.79m)

Having Hammonds fitted wardrobes with hanging rail and shelving. Radiator, wood effect laminate floor and double glazed window to the side elevation.

BEDROOM 4

9'8" x 7'7" (2.95m x 2.31m)

Having Hammonds fitted wardrobes with hanging rails and shelving and sliding fronted doors. Radiator, wood effect laminate floor and double glazed windows to the front and side elevations.

BEDROOM 5

7'4" x 6'3" (2.24m x 1.91m)

With radiator, wood effect laminate floor and double glazed window to the front elevation.

FAMILY BATHROOM

6'9" x 6'2" (2.06m x 1.88m)

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

BAR/OUTBUILDING

12'5" x 8'11" (3.78m x 2.72m)

Equipped with power and light. UPVC double glazed window and French doors to the front elevation. Built-in bar area and large L-shaped fitted seating area. Four external light points.

GARAGE STORE

8'4" x 7'9" (2.54m x 2.36m)

Equipped with power and light. Garage 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.











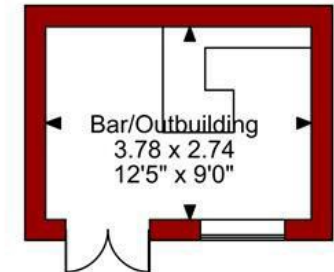
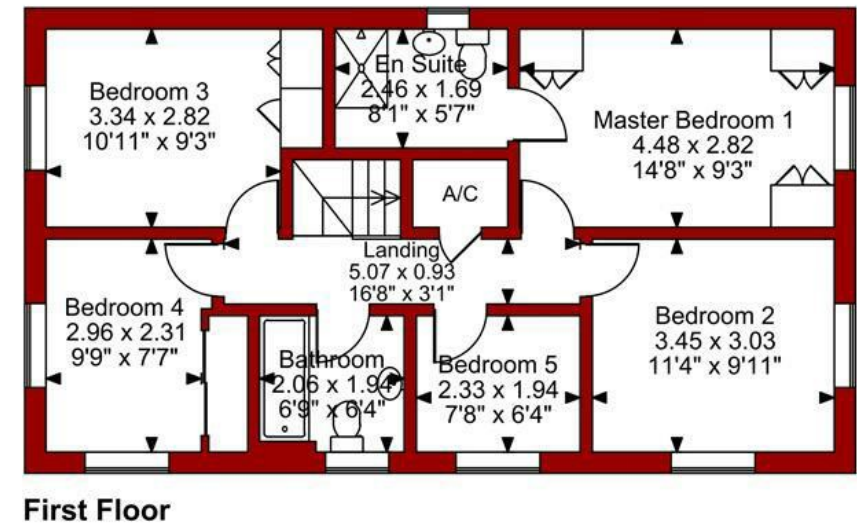
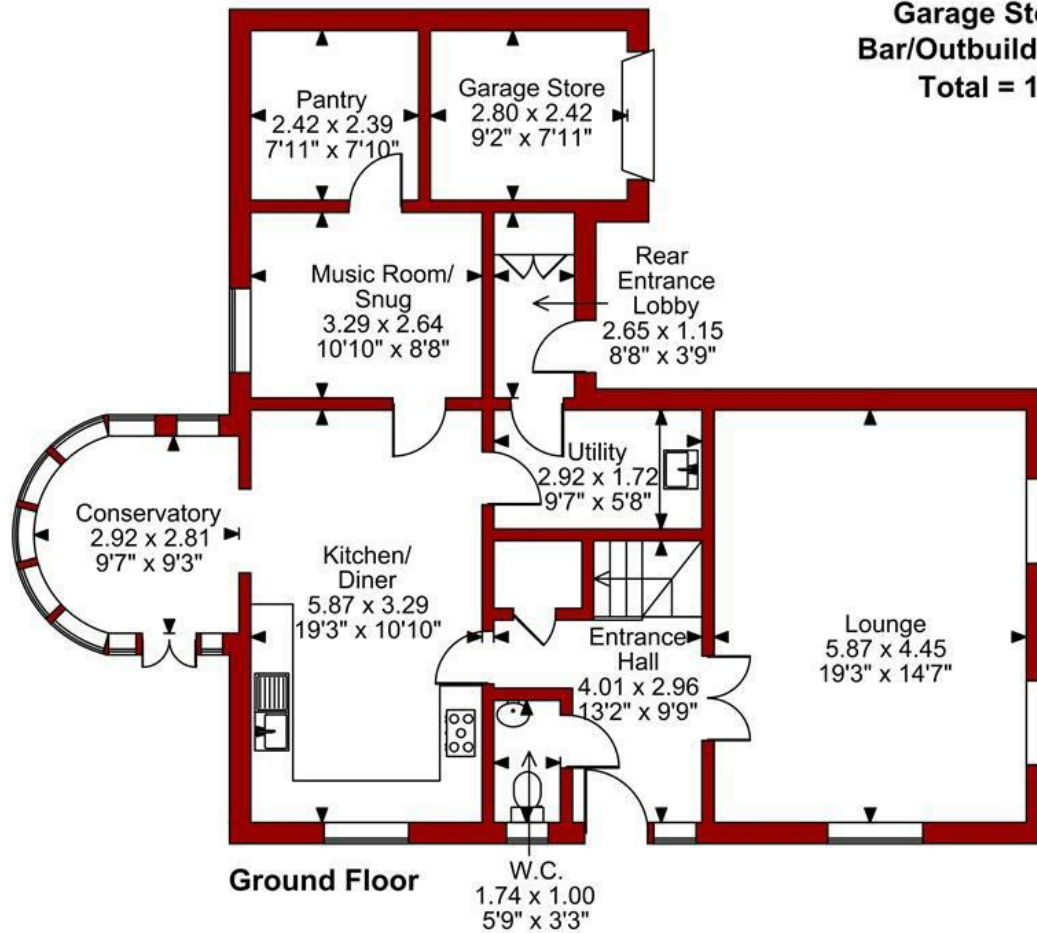








York Terrace, Warsop
Approximate Gross Internal Area
Main House = 159 SQ M/1716 SQ FT
Garage Store = 7 SQ M/73 SQ FT
Bar/Outbuilding = 10 SQ M/111 SQ FT
Total = 176 SQ M/1900 SQ FT



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86
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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