



4 Mansfield Road, Clipstone, Mansfield,
Nottinghamshire, NG21 9EJ

£350,000

Tel: 01623 626990

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

- Extended Detached Family Home
- Modern En Suite & Bathroom
- Open Plan Dining Area
- GAS C/H & UPVC D/G
- Detached Single Garage
- 4 Bedrooms
- Open Plan Living Kitchen Extension
- Large Lounge with Log Burner
- Extensive Driveway Frontage
- Rear Garden

An extended four bedroom detached family house with an extensive driveway frontage and a detached single garage, situated towards the edge of Clipstone on Mansfield Road. The property is presented in excellent condition throughout and includes a superb and contemporary open plan living kitchen extension with integrated appliances, a central island and bi-fold doors leading out on to the rear garden.

The living accommodation extends to approximately 1,552 sq ft with gas central heating and UPVC double glazing. The ground floor layout comprises an entrance hall, a large, 6.5m x 4m dual aspect lounge with log burner and a large open plan living kitchen open plan to a dining area. The first floor landing leads to a master bedroom with an en suite. There are three further bedrooms and a modern family bathroom.

OUTSIDE

The property stands back from the road behind a low fence boundary frontage with a pedestrian gate and double gates opening on to an extensive hardstanding and gravel driveway frontage with turning space providing off road parking for numerous vehicles. There is a detached single garage to the side of the house equipped with power and light and has a side door entry. There are paths to each side of the house with gates providing access to the rear garden. To the rear of the property, there is a substantial porcelain patio which extends across the full width of the property. Beyond here, there is a lawn enclosed by fenced boundaries on all sides.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE

6'11" x 3'8" (2.11m x 1.12m)

With vinyl flooring and open to:

ENTRANCE HALL

10'10" x 6'10" (3.30m x 2.08m)

With vertical radiator, coving to ceiling, vinyl flooring and stairs to the first floor landing.

LOUNGE

21'6" x 13'4" (6.55m x 4.06m)

A large, dual aspect reception room, having a log burner mounted on a large granite hearth. Vertical radiator, wood flooring, coving to ceiling, double glazed window to the front elevation and French doors leading out on to the rear garden.

OPEN PLAN LIVING KITCHEN

19'9" x 17'5" max (6.02m x 5.31m max)

A superb, open living kitchen featuring a range of contemporary shaker cabinets in contrasting colours comprising wall cupboards, base units and drawers complemented by traditional chrome door knobs and handles wood and quartz work surfaces. Inset ceramic sink with drainer and chrome swan-neck mixer tap with brick effect tiled splashbacks. Integrated Bosch cooking appliances include two single electric ovens, microwave oven and a coffee machine. Further integrated appliances include a fridge, freezer, dishwasher and washing machine. There is a central island with base units and drawers on two sides, quartz work surfaces and an integrated induction hob. There are two ceiling light points above the island with space for stools beneath. Understairs storage cupboard, vinyl flooring, radiator, vertical radiator, nine ceiling spotlights, 9'3" vaulted ceiling with two large roof windows to the extension part, double glazed windowpane to the rear elevation and bi-fold doors provide access to the rear garden. Open plan to:

DINING AREA

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

With vertical radiator, vinyl flooring, coving to ceiling and double glazed window to the front elevation.

FIRST FLOOR LANDING

8'11" x 6'0" (2.72m x 1.83m)

With loft hatch and airing cupboard housing the Baxi combi boiler.

BEDROOM 1

16'7" x 12'3" max (5.05m x 3.73m max)

A spacious master bedroom, with ample space for freestanding furniture, radiator, four ceiling spotlights and double glazed window to the front elevation.

EN SUITE

9'4" x 3'9" (2.84m x 1.14m)

Having a modern three piece white suite comprising a tiled shower enclosure with electric rainfall shower plus an additional shower attachment. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Tiled walls, tiled floor, chrome heated towel rail and obscure double glazed window to the rear elevation.

BEDROOM 2

10'11" x 10'10" (3.33m x 3.30m)

(Plus door reveal 3'6" x 3'4"). A second double bedroom, having built-in wardrobes with double hanging rails and shelving. Radiator and double glazed window to the front elevation.

BEDROOM 3

12'1" x 10'1" max (3.68m x 3.07m max)

Having a recess wardrobe area, radiator, laminate floor and double glazed window to the rear elevation.

BEDROOM 4

9'7" x 7'1" (2.92m x 2.16m)

Having a built-in wardrobe, radiator, laminate floor and double glazed window to the front elevation.

FAMILY BATHROOM

8'1" x 4'8" (2.46m x 1.42m)

Having a modern three piece white suite with chrome fittings comprising a large bathtub with mixer tap and shower handset. Vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC with enclosed cistern. Heated towel rail, tiled walls, tiled effect vinyl flooring, three ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

DETACHED SINGLE GARAGE

18'0" x 8'11" (5.49m x 2.72m)

Equipped with power and light. Up and over garage door. Window and door to the rear elevation.

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.

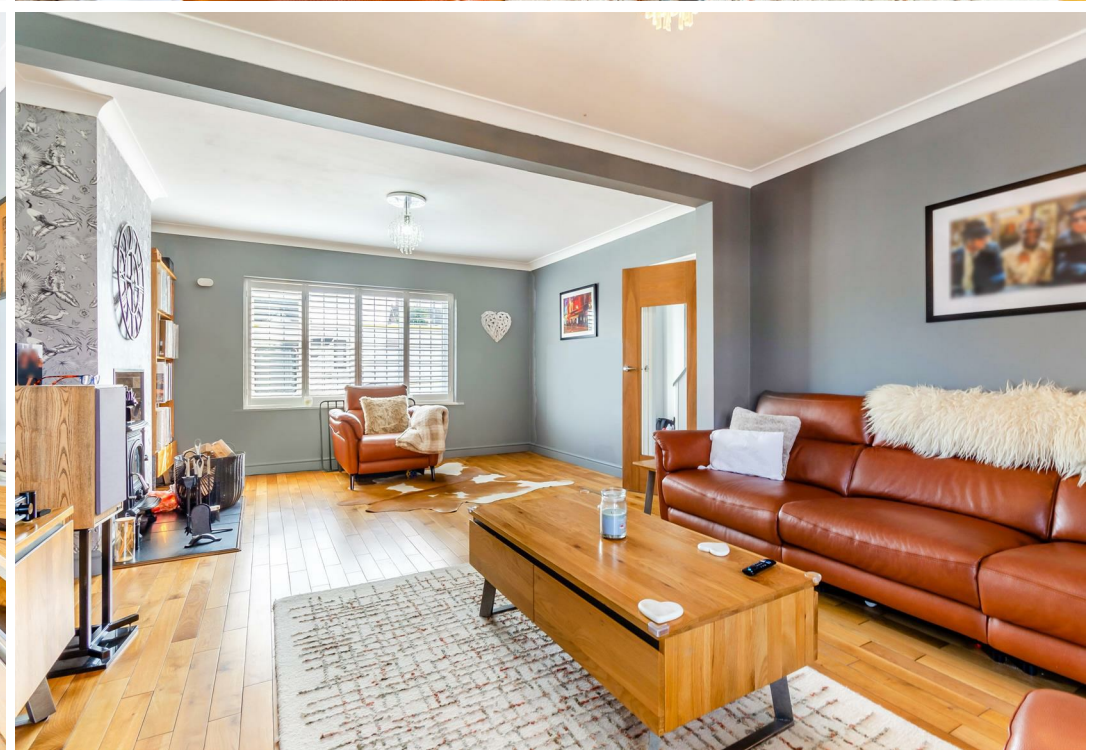
MORTGAGE ADVICE

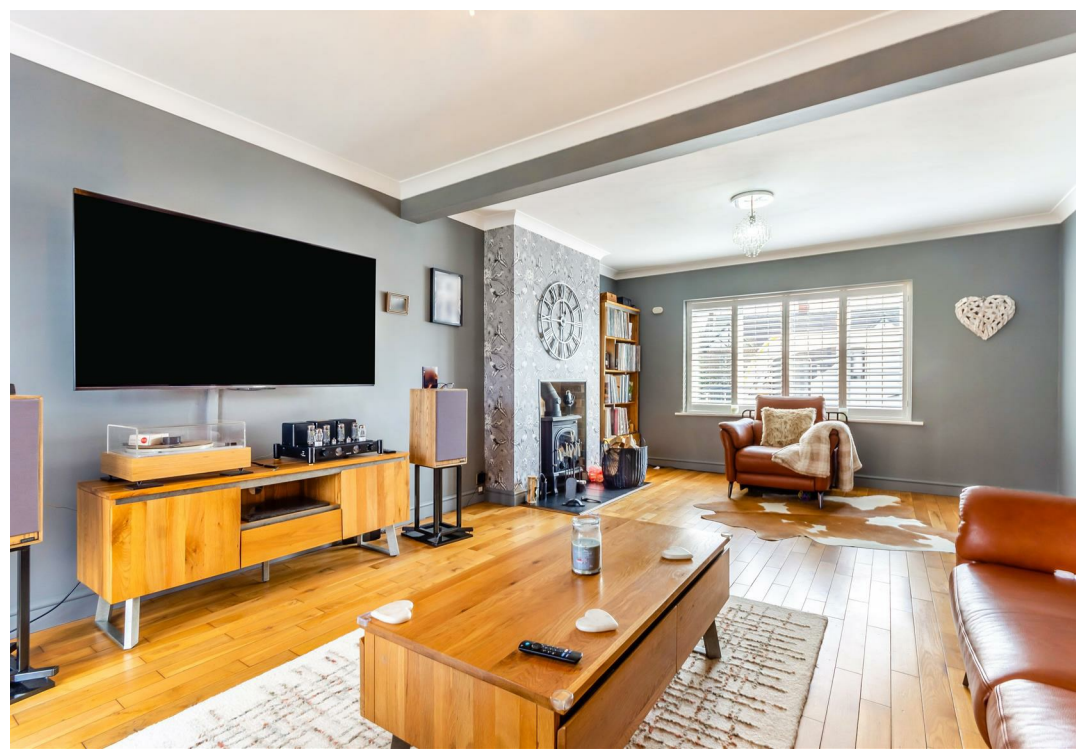
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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.

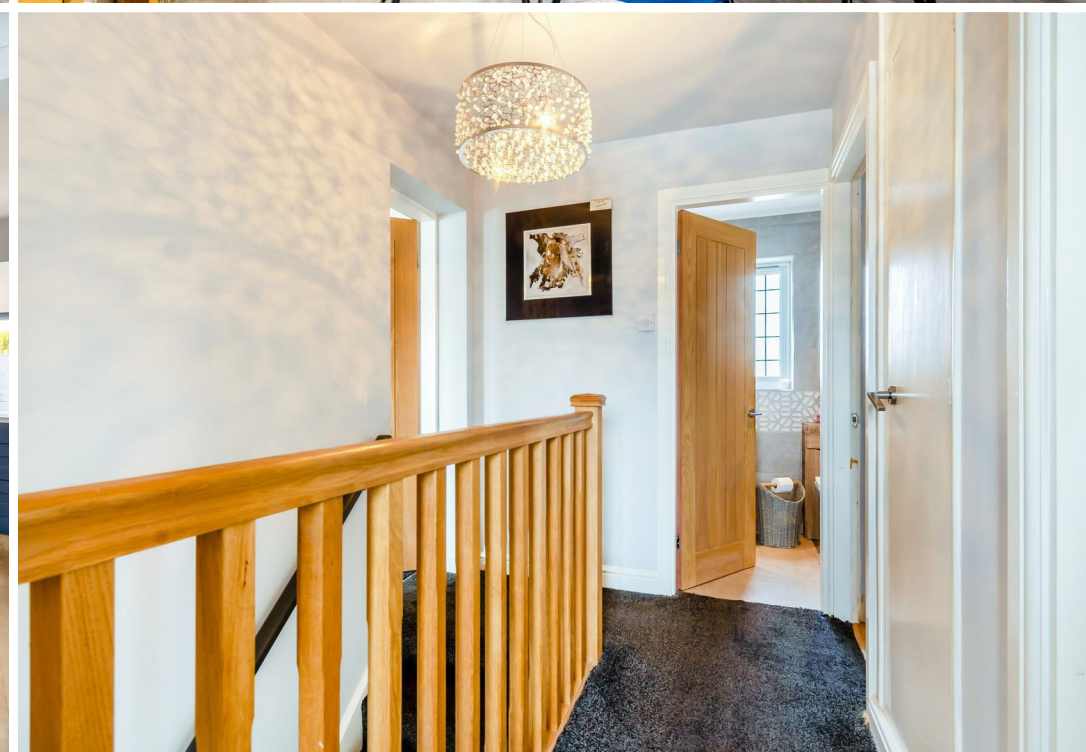
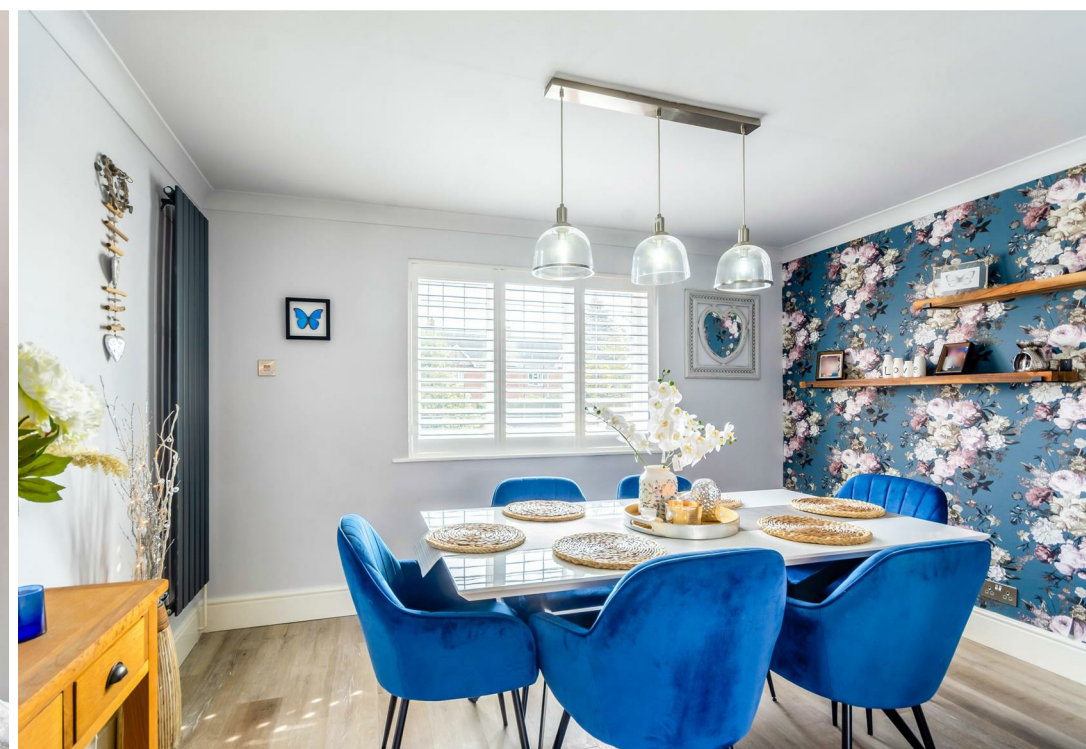














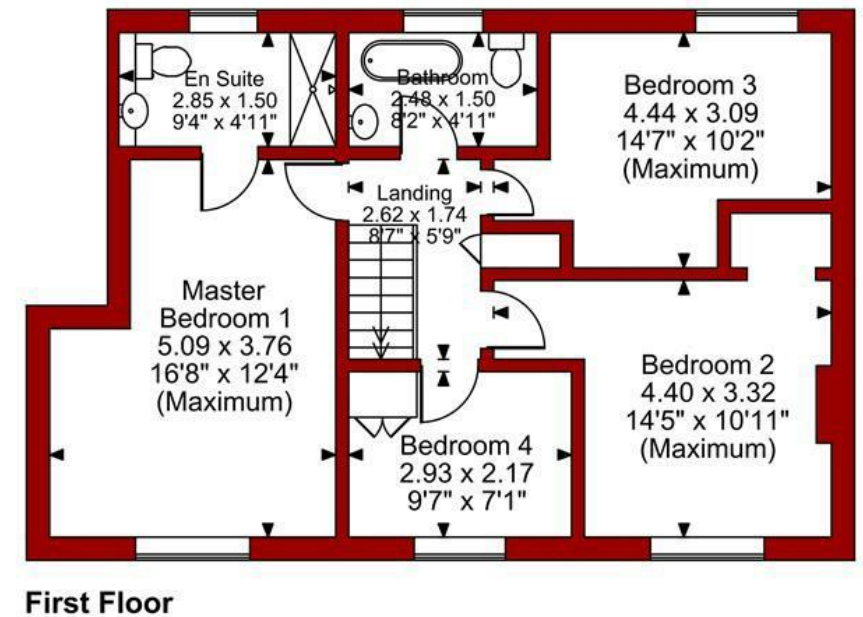
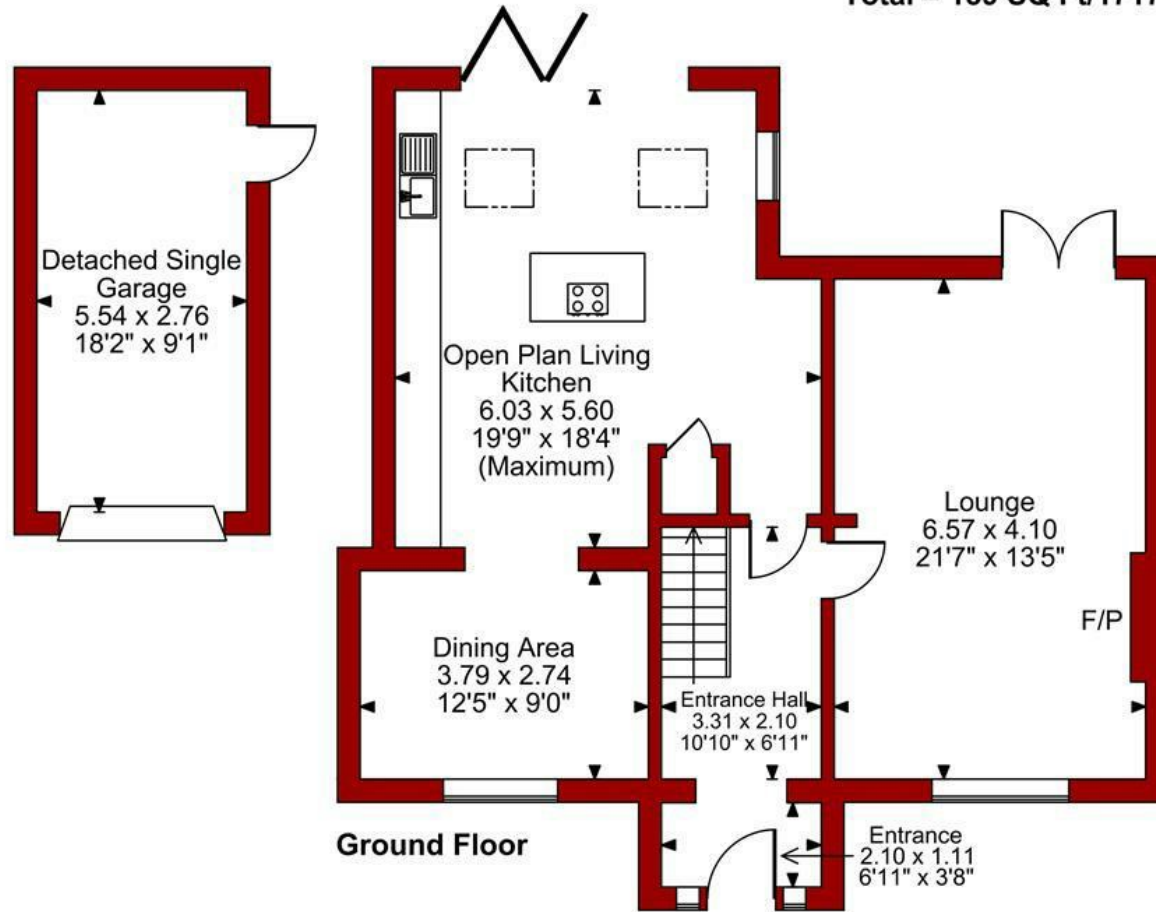








Mansfield Road, Clipstone
Approximate Gross Internal Area
Main House = 144 SQ M / 1552 SQ FT
Detached Single Garage = 15 SQ M / 165 SQ FT
Total = 159 SQ M / 1717 SQ FT



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		
	71	82
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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