



18 Haddon Road, Mansfield,
Nottinghamshire, NG19 7BS

£399,950
Tel: 01623 626990

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

- Detached Family House
- Three Bedrooms
- Open Plan Dining/Kitchen/Snug
- Separate Bay Fronted Lounge
- Enclosed Walled & Gated Frontage
- Ground Floor Rear Extension
- Beautifully Appointed Throughout
- High Quality Contemporary Kitchen
- Driveway & Single Garage
- Walking Distance to Brunts Academy

We have the privilege of presenting to the market this extended and immaculately presented three bedroom detached family house, situated in a popular suburban location within easy reach of excellent facilities and within walking distance to The Brunts Academy.

The property has been significantly improved and extended to the rear to an exceptional high standard throughout creating an impressive home of high calibre with internal viewing highly recommended. The property has been rendered to the front elevation and to the rear extension. There are high quality UPVC double glazed windows and doors, internal oak doors and gas central heating from a combi boiler.

The property provides good sized family living accommodation over two floors extending to just under 1,500 sq ft, comprising an entrance porch, entrance hall, bay fronted lounge and a stunning, open plan dining/kitchen and snug with access from both the kitchen and snug leading out on to the rear garden. The kitchen is a particular feature, having a range of high quality contemporary cabinets, granite worktops and integrated appliances. The first floor landing leads to large main bedroom, two further bedrooms and a modern family bathroom with bath and separate shower.

OUTSIDE

The property stands back from Haddon Road behind a walled and railings boundary frontage with double gates opening on to a gravel driveway which leads to a garage with a remote controlled electric door. The front garden is laid to lawn with plants and shrubs to the borders. Gated access to the side leads to a gravel pathway providing access to the rear garden. To the rear of the property, there are ample sandstone patio areas immediately off the snug and kitchen with an external power point and a step leading to the garden mainly laid to lawn. There are borders on three sides with slate chippings, gravel, plants and shrubs. There is a circular paved patio in the corner at the end of the garden and a cobbled pathway leads to a raised block paved area behind the garage with doorway giving access to the garage.

A CONTEMPORARY COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

10'4" x 2'4" (3.15m x 0.71m)

With attractive patterned tiled floor, boot cupboard with matching tiled shelf above, painted panelled walls and connecting oak door with floor-to-ceiling side windowpanes leading through to the:

ENTRANCE HALL

12'5" x 10'10" (3.78m x 3.30m)

A spacious and wide entrance hall with oak floor, vertical radiator, coving to ceiling, understairs storage cupboard and stairs leading to the first floor landing.

LOUNGE

14'11" into bay x 11'10" (4.55m into bay x 3.61m)

A light and airy, dual aspect reception room. Having a coal effect gas fire with marble hearth. Oak flooring, coving to ceiling, two double glazed windows to the side elevation and large glazed bay window to the front elevation.

OPEN PLAN DINING/KITCHEN/SNUG

A stunning, open plan dining/kitchen/snug of high quality.

DINING ROOM

12'10" x 11'10" (3.91m x 3.61m)

The start of a superb, open plan, dining/kitchen and snug living space. The dining room has oak flooring, two contemporary vertical radiators and coving to ceiling. Open plan to the snug and kitchen.

SNUG

12'0" x 8'0" (3.66m x 2.44m)

A lovely, light and airy living space with sloping vaulted ceiling, oak floor, radiator, velux roof window, eight ceiling spotlights, radiator, two floor to ceiling windowpanes either side of French doors leading out onto the rear garden.

KITCHEN

19'1" x 10'10" (5.82m x 3.30m)

A superbly appointed, high quality fitted kitchen, featuring a range of contemporary shaker cabinets comprising wall cupboards, base units and drawers complemented by dark grey granite work surfaces. Inset 1 1/2 bowl sink with brushed chrome swan-neck mixer tap. Integrated cooking appliances include a single electric oven, separate microwave and a five ring gas hob with extractor hood above. There is a peninsula island with space for stools and an integrated wine cooler beneath. Integrated dishwasher and integrated fridge/freezer. Tiled floor, ample ceiling spotlights, two contemporary vertical radiators, velux roof window to the rear elevation, double glazed window to the side elevation, double glazed windowpane to the rear elevation and French doors leading out onto the rear garden.

FIRST FLOOR GALLERIED LANDING

10'11" max x 10'1" (3.33m max x 3.07m)

With coving to ceiling and double glazed window to the side elevation.

BEDROOM 1

15'9" into bay x 11'10" (4.80m into bay x 3.61m)

A large, dual aspect double bedroom with laminate floor, radiator, two double glazed windows to the side elevation and large double glazed bay window to the front elevation.

BEDROOM 2

12'10" x 11'10" (3.91m x 3.61m)

A spacious second double bedroom, with radiator, laminate floor, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 3

10'11" x 8'4" (3.33m x 2.54m)

With radiator, laminate floor, coving to ceiling and double glazed window to the front elevation.

FAMILY BATHROOM

10'9" x 9'3" max (3.28m x 2.82m max)

Having a beautifully appointed modern four piece white suite with chrome fittings comprising a bathtub with mixer tap and pencil shower handset. Separate, large tiled shower enclosure with ceiling mounted rainfall shower plus additional pencil shower attachment. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Low flush WC with enclosed cistern. Tiled floor, tiled walls, chrome heated towel rail, additional vertical chrome radiator, ten ceiling spotlights, extractor fan, wall mounted storage cupboard and obscure double glazed window to the rear elevation.

ATTACHED SINGLE GARAGE

16'0" x 9'8" (4.88m x 2.95m)

Equipped with power and light. Remote controlled electric up and over door. Housing the gas central heating combi boiler. Obscure UPVC double glazed window and door to the rear elevation providing access to the rear garden.

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

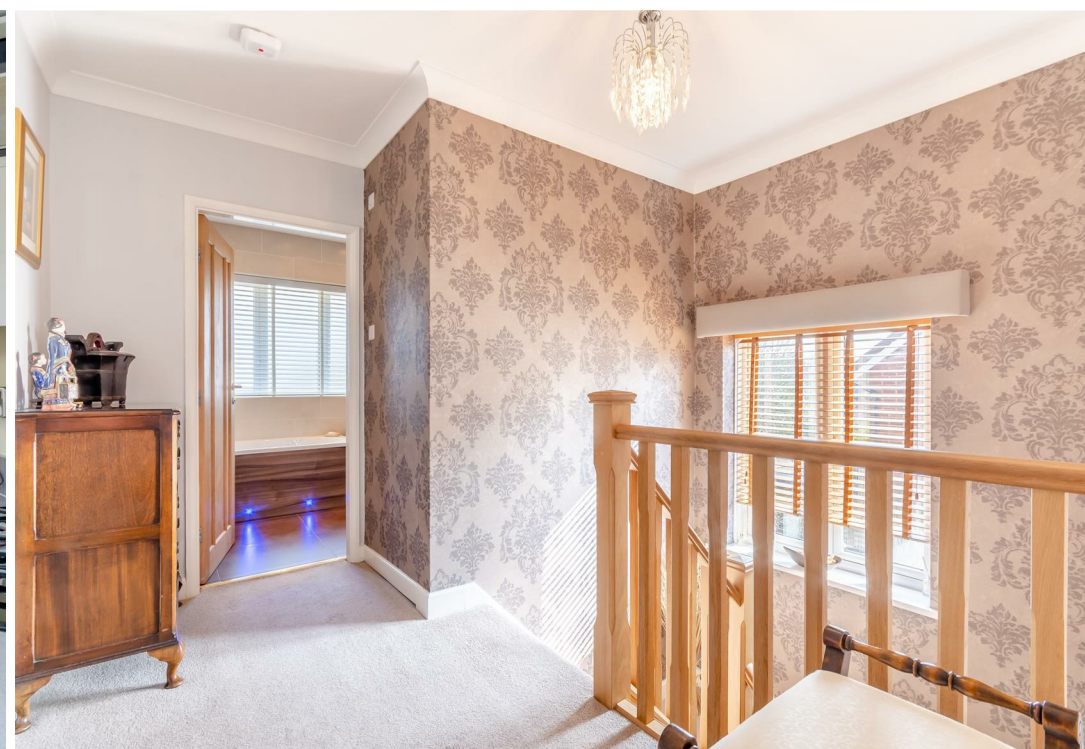
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.











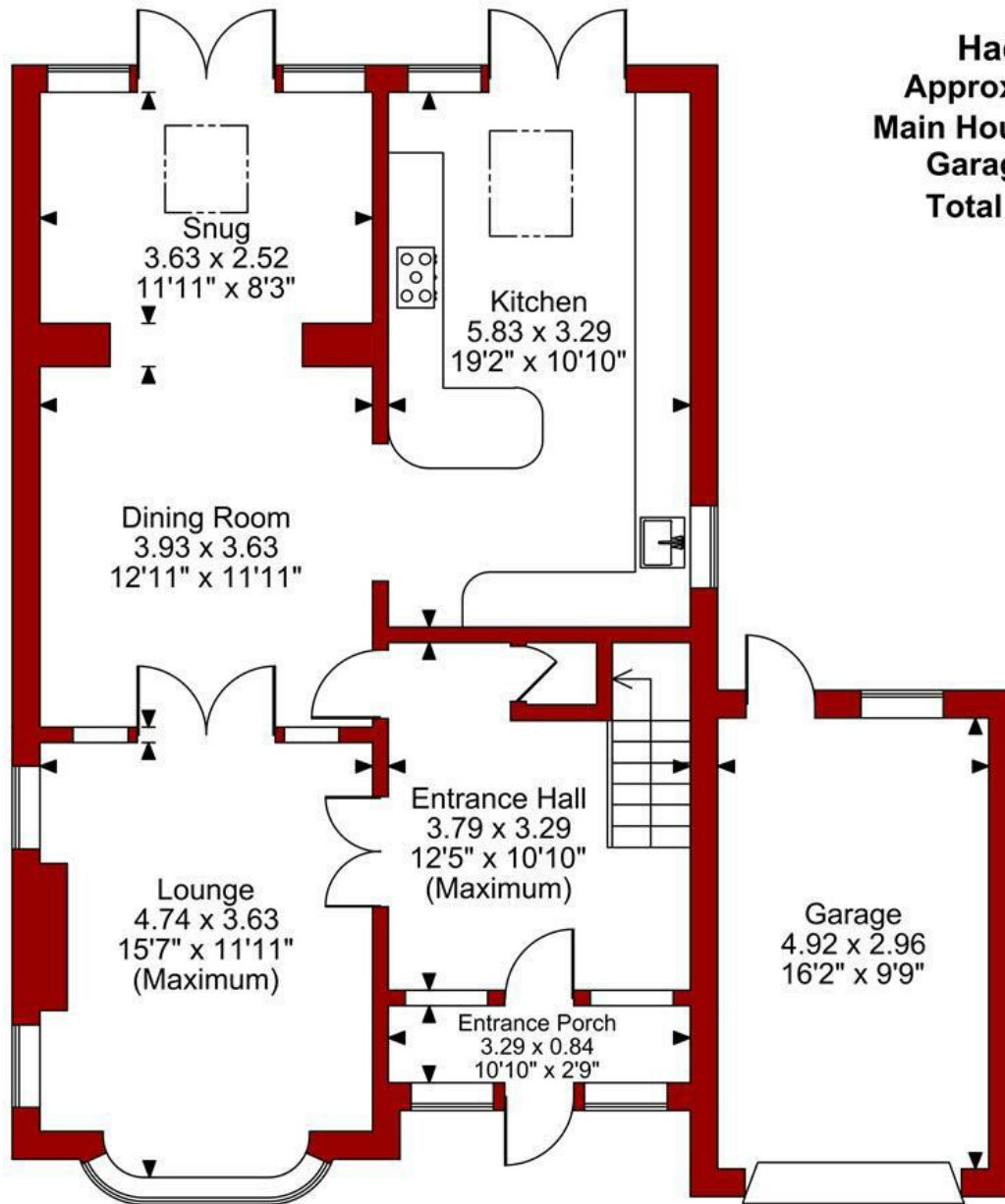




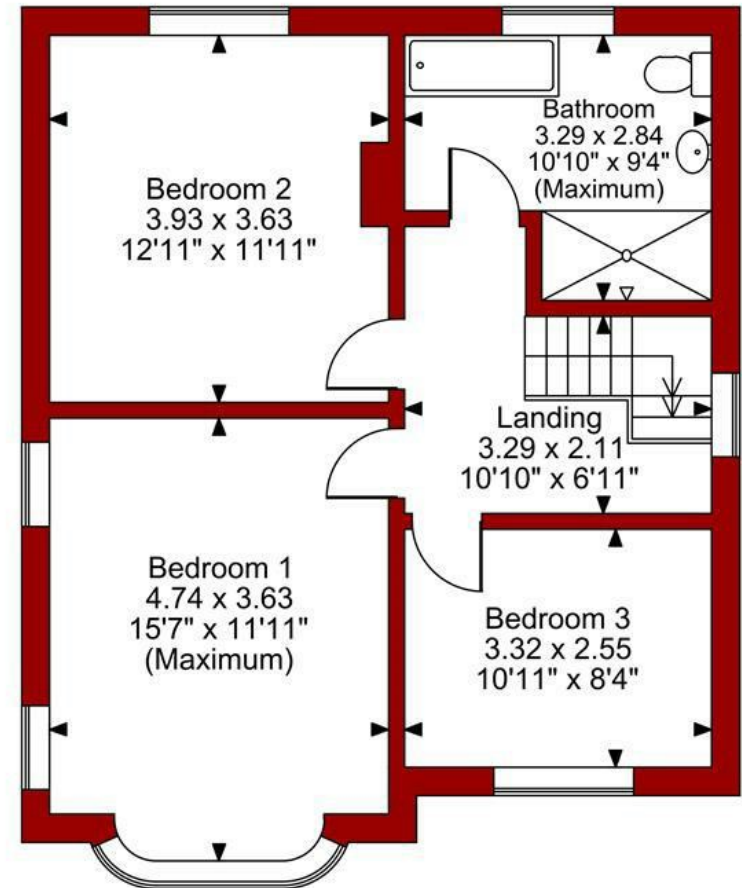




Haddon Road, Mansfield
Approximate Gross Internal Area
Main House = 137 SQ M / 1473 SQ FT
Garage = 15 SQ M / 157 SQ FT
Total = 152 SQ M / 1630 SQ FT



Ground Floor



First Floor

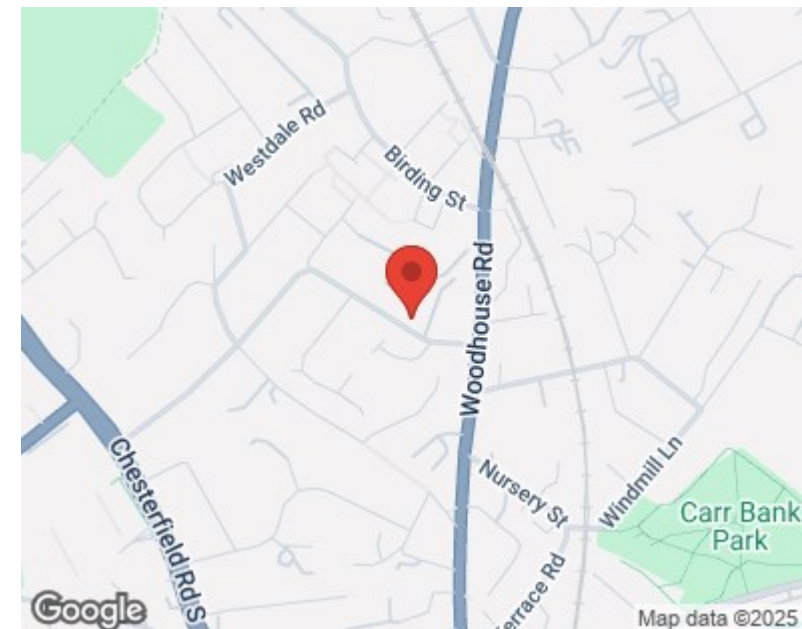
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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	63	80
(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

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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