



1 Blakeney Drive, Mansfield,
Nottinghamshire, NG18 4DN

£265,000

Tel: 01623 626990

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

- Detached House
- Extensive Fitted Wardrobes
- Modern Kitchen
- Patterned Concrete Block Paved Driveway
- South Facing Rear Garden
- Three Bedrooms
- Lounge & Dining Room
- Utility & Downstairs WC
- Single Garage
- Cul-De-Sac Location

A three bedroom detached house in a popular cul-de-sac location off Delamere Drive within close proximity to Mansfield's wide range of excellent facilities and within walking distance to Spider Park.

The living accommodation with gas central heating and UPVC double glazing comprises an entrance hall, lounge, dining room, modern kitchen, utility and a WC. The first floor landing leads to three bedrooms, all with fitted wardrobes, and a bathroom.

OUTSIDE

The property occupies a triangular shaped plot set back behind a low walled frontage with double gates opening on to a patterned block paved driveway which leads to a single garage. There is a lawn maintenance front garden and a lawned area with plants to the borders to the other side of the driveway. A gate to the side provides access to the rear garden. To the rear of the property, there is a low maintenance south facing garden with a lawn and paved patio on two levels.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

INITIAL ENTRANCE PORCH

With two double glazed windows to the front elevation. Open plan to:

ENTRANCE HALL

With radiator, laminate floor and stairs to the first floor landing.

LOUNGE

17'10" x 11'6" (5.44m x 3.51m)

Having a coal effect gas fire with hearth and surround. Coving to ceiling, beamed ceiling and double glazed window to the front elevation. Open plan to:

DINING ROOM

9'10" x 8'7" (3.00m x 2.62m)

With radiator, laminate floor, beamed ceiling and french doors leading out on to the south facing rear garden.

KITCHEN

10'8" x 8'11" (3.25m x 2.72m)

Having a range of modern cabinets with brushed metal handles comprising wall cupboards, base units and drawers with granite effect work surfaces above. Inset 1 1/2 bowl ceramic

sink with drainer and mixer tap. Integrated single electric oven, four ring gas hob and stainless steel extractor hood above. Integrated bin storage drawer, laminate floor and double glazed window to the rear elevation.

UTILITY

8'10" x 4'4" (2.69m x 1.32m)

Having plumbing for a washing machine and space for a fridge. Wall mounted Baxi combi boiler. Tiled floor, built-in pantry storage area with shelving. Double glazed window and door to the rear elevation.

DOWNSTAIRS WC

5'5" x 2'7" (1.65m x 0.79m)

With WC, tiled floor, tiled walls and obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

Built-in linen cupboard with shelving. Coving to ceiling and double glazed window to the side elevation.

BEDROOM 1

12'2" x 11'7" (3.71m x 3.53m)

Having extensive fitted wardrobes with hanging rails, ample shelving and drawers plus a separate set of six drawers. Radiator, laminate floor and double glazed window to the front elevation.

BEDROOM 2

11'8" x 9'0" (3.56m x 2.74m)

Having extensive fitted furniture comprising wardrobes with hanging rails and shelving plus separate open shelving, drawers and overhead storage cupboards. Radiator, laminate floor, coving to ceiling, three ceiling spotlights and double glazed window to the rear elevation.

BEDROOM 3

8'9" x 6'10" excluding wardrobes (2.67m x 2.08m excluding wardrobes)

Having fitted wardrobes with hanging rails, shelving and ample shelving. Separate built-in storage cupboard, radiator and double glazed window to the front elevation. Please note our clients intentions are to remove the fitted plate racks and are not included in the sale.

SHOWER ROOM

8'7" x 5'5" (2.62m x 1.65m)

Having a modern three piece suite with chrome fittings comprising a walk-in tiled shower. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Tiled floor, tiled walls, chrome heated towel rail and obscure double glazed window to the rear elevation.

ATTACHED SINGLE GARAGE

16'3" x 8'11" (4.95m x 2.72m)

With power and light points. Housing the consumer unit and electricity meter. 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.



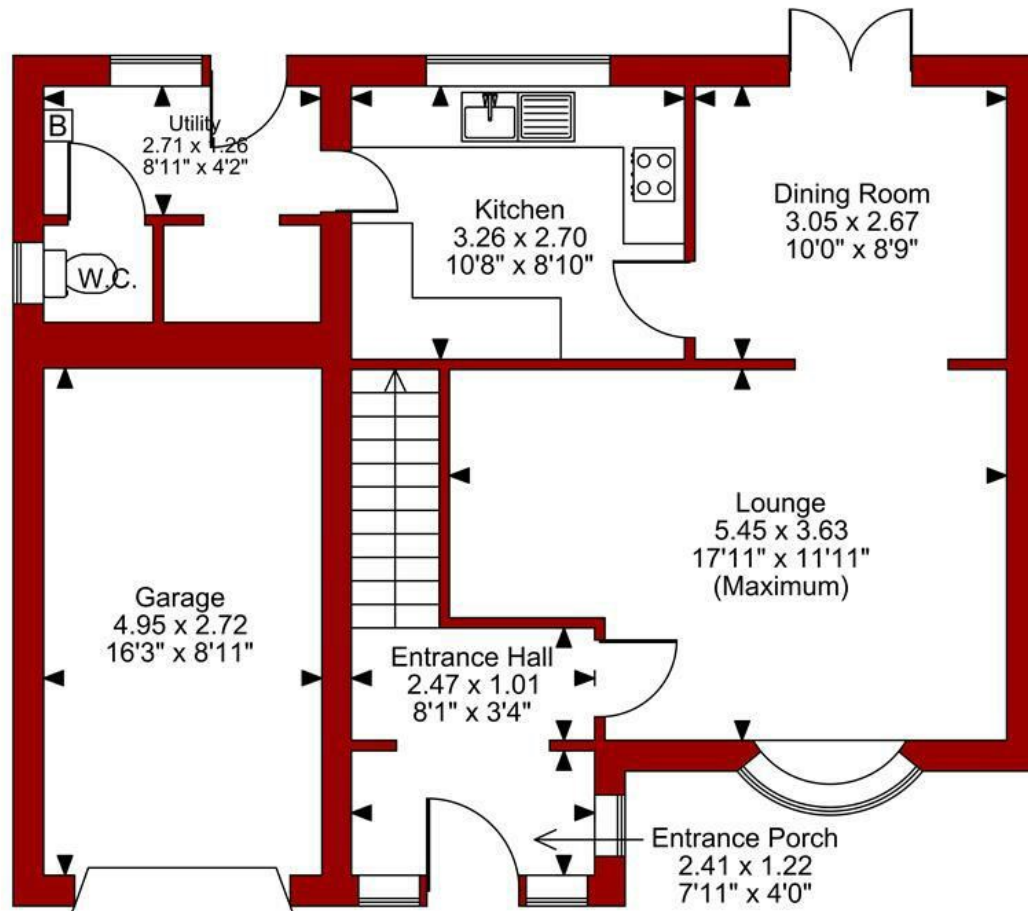




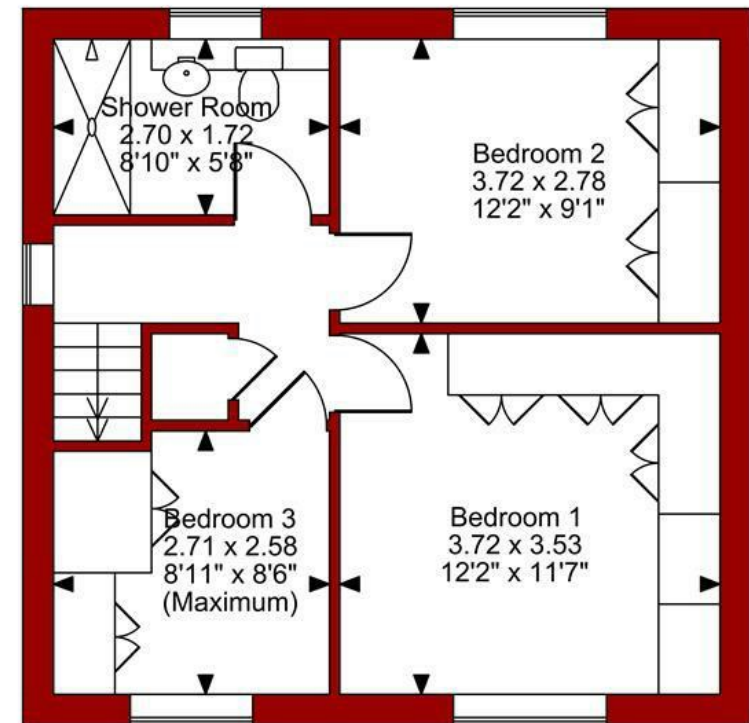




Blakeney Drive, Mansfield
Approximate Gross Internal Area
Main House = 92 SQ M/989 SQ FT
Garage = 13 SQ M/145 SQ FT
Total = 105 SQ M/1134 SQ FT



Ground Floor



First Floor

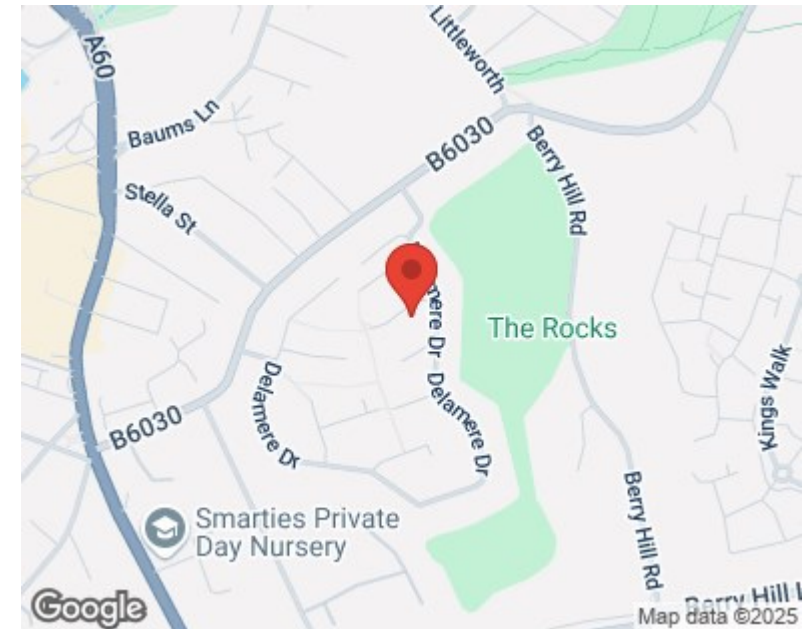
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers