



**42 Claymoor Close, Mansfield,
Nottinghamshire, NG18 5RS**

£350,000

Tel: 01623 626990

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

- Modern Detached Family House
- Recently Modernised & Improved
- Modern En Suite & Family Bathroom
- Open Plan Kitchen/Diner & Conservatory
- Corner Plot / Landscaped Gardens
- Beautifully Appointed Throughout
- Four Good Sized Bedrooms
- Two Reception Rooms
- West Facing Rear Garden
- Driveway & Single Garage

A modern four bedroom detached family house built in 2009 occupying a corner plot with a single garage and west facing rear garden.

The property has been modernised and improved both internally and externally by our clients to a high standard creating an impressive, modern family home of high calibre. The kitchen was recently renovated to include a large central island open plan to a conservatory living space with contemporary fireplace. Externally, there are low maintenance landscaped gardens to the front, side and rear with ample resin patio and paths.

The property is beautifully appointed throughout and presented in immaculate condition with tasteful decor and modern internal doors, UPVC double glazing and gas central heating from a combi boiler. The layout of living accommodation extends to 1520 sq ft comprising on the ground floor; entrance hall, cloakroom, utility, study, bay fronted lounge, open plan kitchen/diner and a conservatory. The first floor galleried landing leads to a master bedroom with extensive fitted wardrobes and an superbly appointed modern en suite. There are three further bedrooms (two also have extensive fitted wardrobes) and a family bathroom with a bath and separate shower.

OUTSIDE

The property occupies a corner plot with low maintenance landscaped gardens to three sides, including an attractive westerly facing rear garden. There is a patterned concrete driveway which leads to a single garage with a gate between the garage and house providing access to the rear garden. There is a low railings and high hedgerow boundary frontage with a gravel garden and a resin pathway which leads to the front entrance door. Beyond here, a gate leads through to an artificial grass garden area with pathway leading round to the rear garden. To the rear of the property, there is a delightful garden featuring a summerhouse, artificial lawn, decked patio, ample resin patio and a brick built bin storage area.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

21'2" x 5'11" (6.45m x 1.80m)

With LVT flooring, built-in storage cupboard, stairs to the first floor landing and double doors opening through to the lounge.

DOWNSTAIRS WC

5'3" x 2'8" (1.60m x 0.81m)

Having a two piece white suite comprising a low flush WC. Pedestal wash hand basin with chrome mixer tap. Fully tiled walls, resin flooring, radiator and obscure double glazed window to the front elevation.

STUDY

11'5" x 6'7" (3.48m x 2.01m)

Having large fitted wardrobes with extensive shelving and hanging rails and sliding doors. Radiator, oak flooring and double glazed window to the front elevation.

LOUNGE

14'8" x 14'0" into bay (4.47m x 4.27m into bay)

A beautifully appointed reception room, having a modern fireplace with inset gas fire with hearth and mirrored surround. Radiator, coving to ceiling and double glazed bay window to the front elevation.

OPEN PLAN KITCHEN/DINER

21'6" x 10'3" (6.55m x 3.12m)

An impressive open plan kitchen/diner featuring a range of modern shaker and high gloss cabinets comprising wall cupboards, separate floor-to-ceiling tall cupboards with electric points, base units and drawers complemented by contrasting quartz work surfaces. Under mounted sink with chrome swan-neck mixer tap and attractive tiled splashbacks. There are a range of integrated appliances to include a stainless steel single oven and separate grill oven, microwave, induction hob with built-in down draught extractor, fridge/freezer, wine cooler and dishwasher. There is a substantial central island which can accommodate seating for 6 people with three ceiling light points above. Tiled floor, ceiling spotlights, double glazed window to the rear elevation and french doors to the front elevation. Open plan to:

CONSERVATORY

14'2" x 8'8" (4.32m x 2.64m)

Having a contemporary marble fireplace with inset log effect remote controlled electric fire. Tiled floor, two radiators and ample double glazed windows and french doors with ceiling spotlights above leading out on to the rear garden.

UTILITY

6'0" x 5'7" (1.83m x 1.70m)

A continuation from the kitchen, having wall cupboards and base units complemented by quartz work surfaces with matching upstands. Cupboard housing the gas central heating combi boiler. Under mounted stainless steel sink chrome swan-neck mixer tap. Space for a tumble dryer. Radiator, tiled floor and composite side entrance door.

FIRST FLOOR GALLERIED LANDING

15'7" x 6'0" (4.75m x 1.83m)

Having a built-in storage cupboard, radiator and loft hatch with ladder attached leads to the loft.

MASTER BEDROOM 1

11'7" x 11'2" excluding wardrobes (3.53m x 3.40m excluding wardrobes)

Having extensive fitted wardrobes hanging rails and shelving. Radiator and double glazed window to the front elevation.

EN SUITE

6'9" x 5'6" (2.06m x 1.68m)

Having a modern three piece white suite comprising a walk-in tiled shower with wall mounted rainfall shower plus additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Tiled walls, contemporary towel rail, four ceiling spotlights, extractor fan obscure double glazed window to the side elevation.

BEDROOM 2

10'8" x 10'1" (3.25m x 3.07m)

Having extensive fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

BEDROOM 3

10'8" x 9'1" (3.25m x 2.77m)

Having fitted wardrobes with hanging rails and shelving and sliding mirror fronted doors. Radiator and double glazed windows to the front and side elevations.

BEDROOM 4

11'7" x 7'11" (3.53m x 2.41m)

With radiator and double glazed window to the front elevation.

FAMILY BATHROOM

9'9" max x 5'5" (2.97m max x 1.65m)

Having a four piece white suite with chrome fittings comprising a panelled bath. Separate double width tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled walls, heated towel rail and obscure double glazed window to the front elevation.

SINGLE GARAGE

16'5" x 8'9" (5.00m x 2.67m)

Equipped with power and light. Fitted wall and base units. Up and over door and rear door.

SUMMERHOUSE

12'7" x 11'5" (3.84m x 3.48m)

With power and light points and floor-to-ceiling windows to front and side elevations.

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

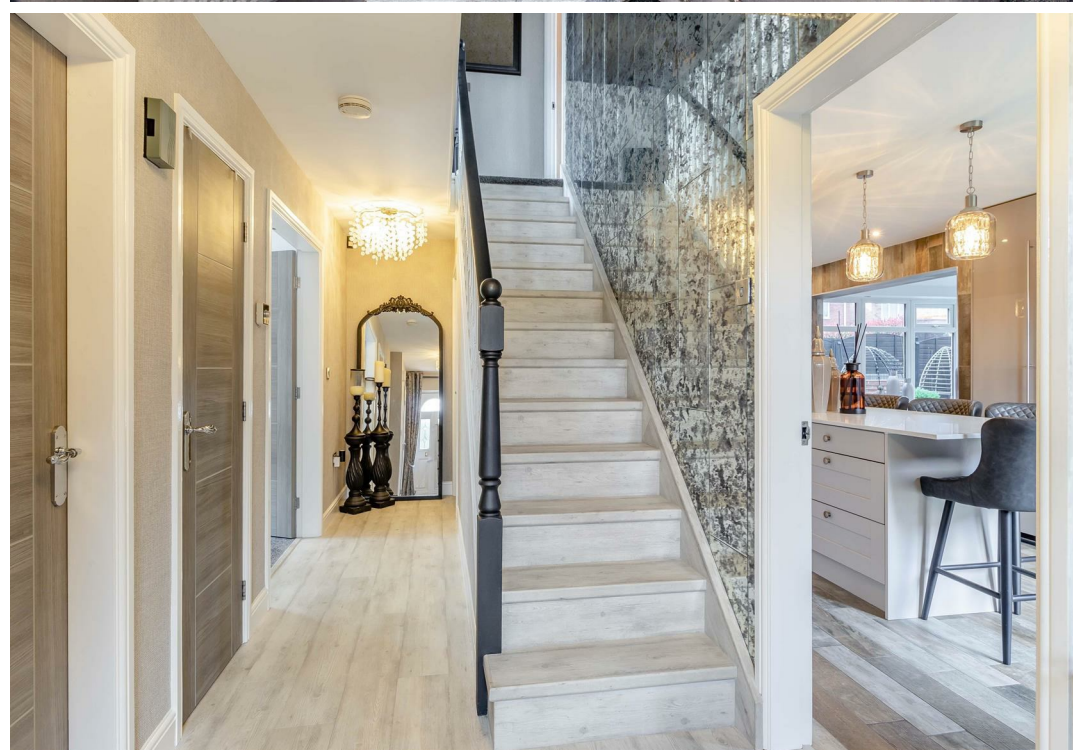
All mains services are connected.

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

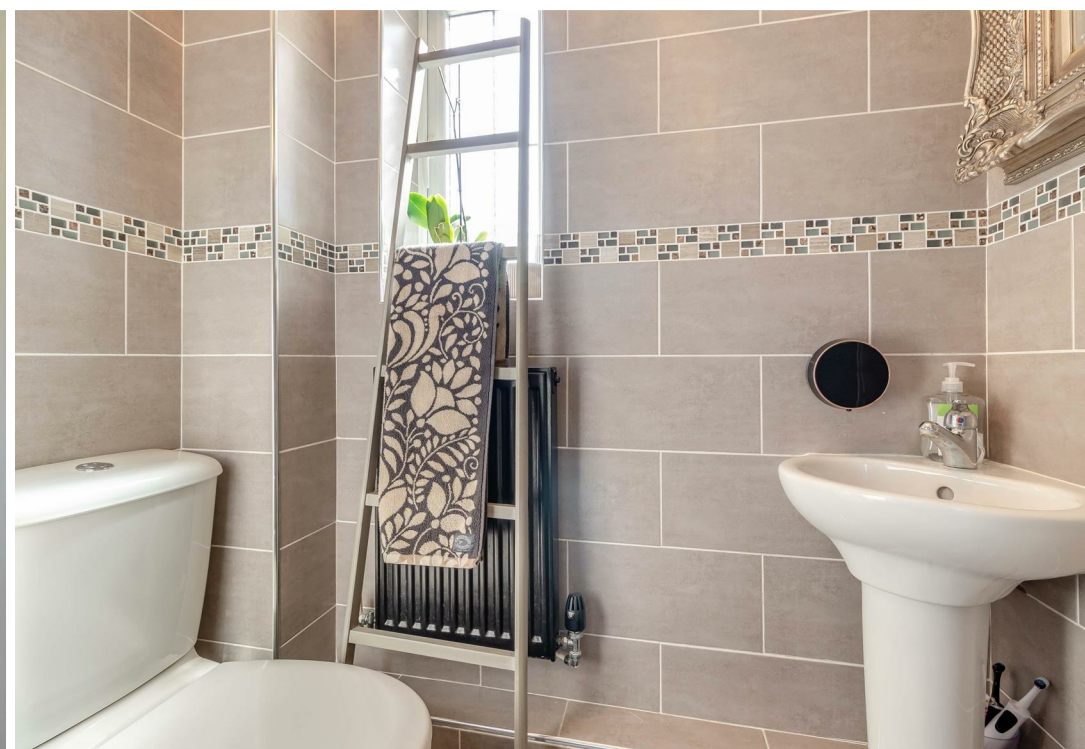
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

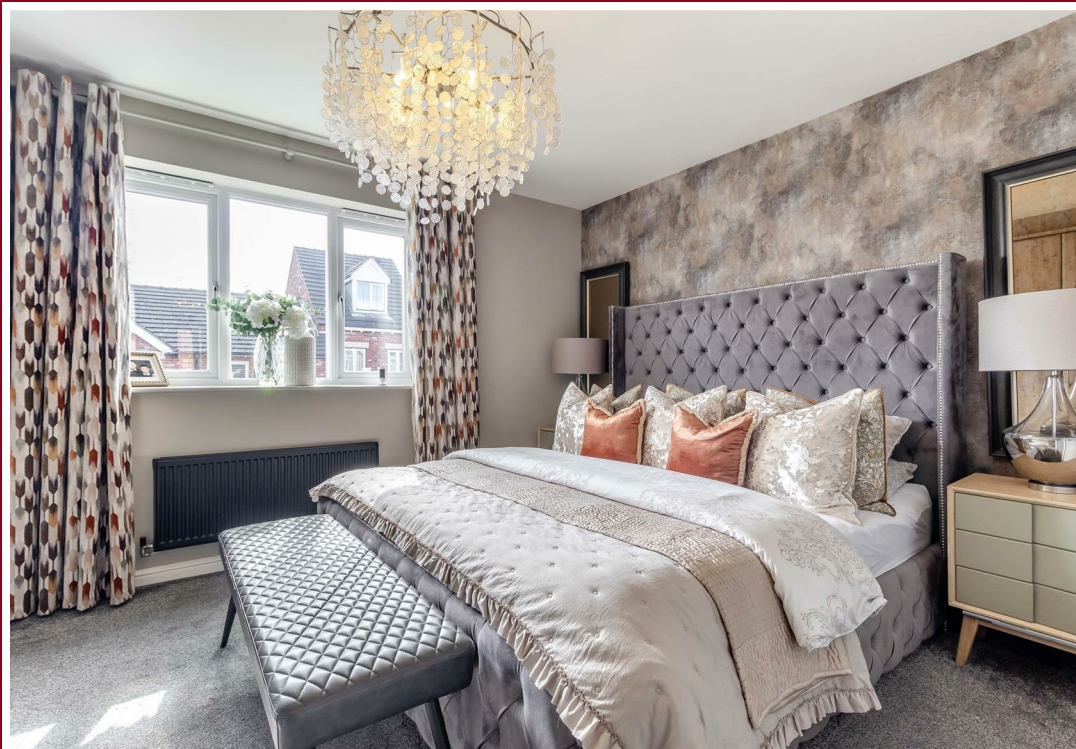










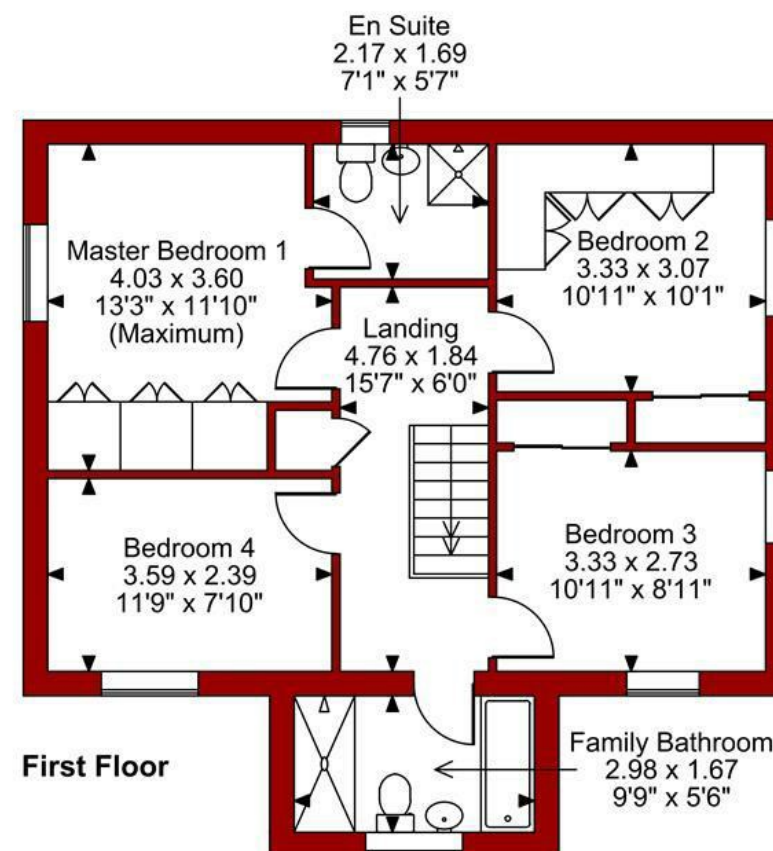
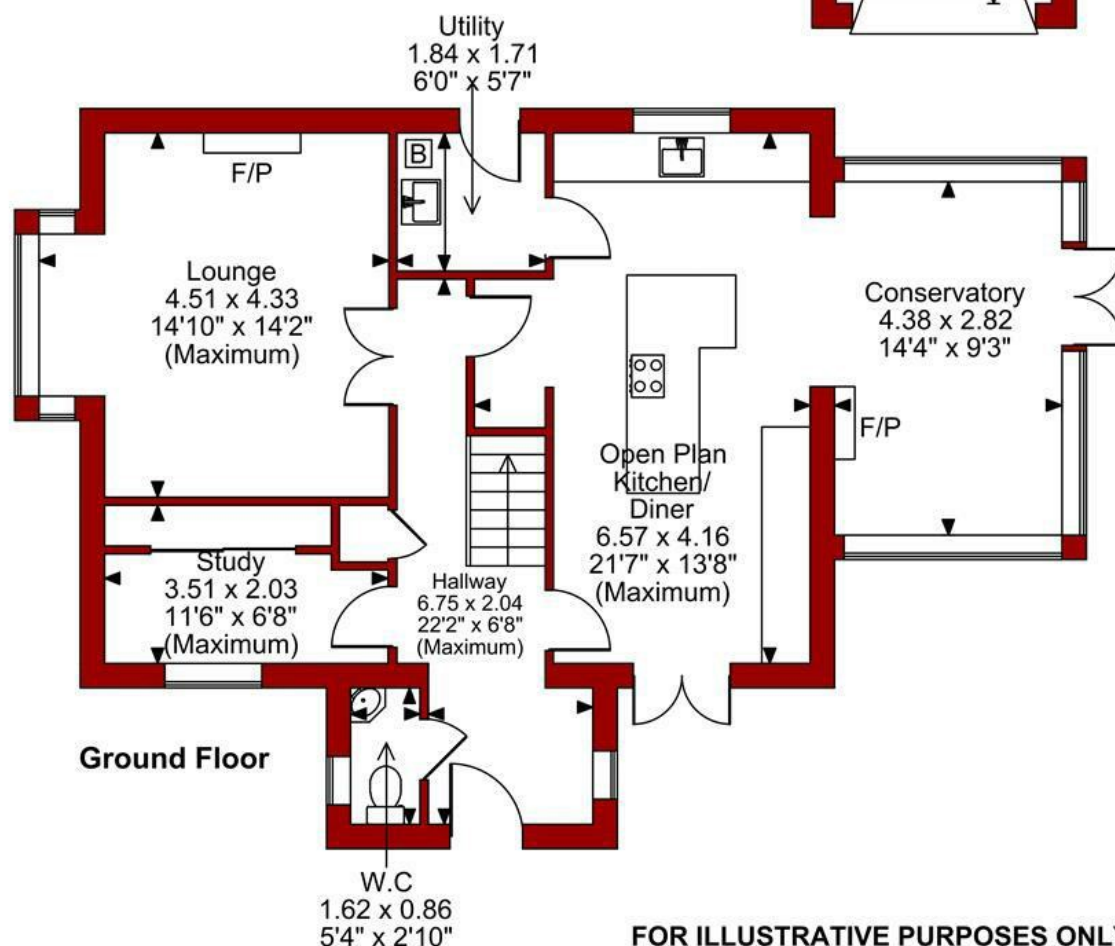
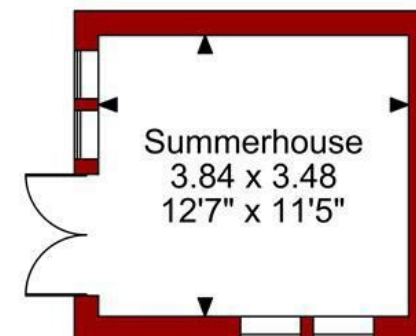
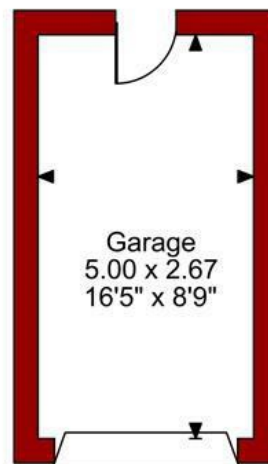








Claymoor Close, Mansfield
Approximate Gross Internal Area
Main House = 141 SQ M / 1520 SQ FT
Garage = 13 SQ M / 144 SQ FT
Summerhouse = 13 SQ M / 144 SQ FT
Total = 167 SQ M / 1808 SQ FT



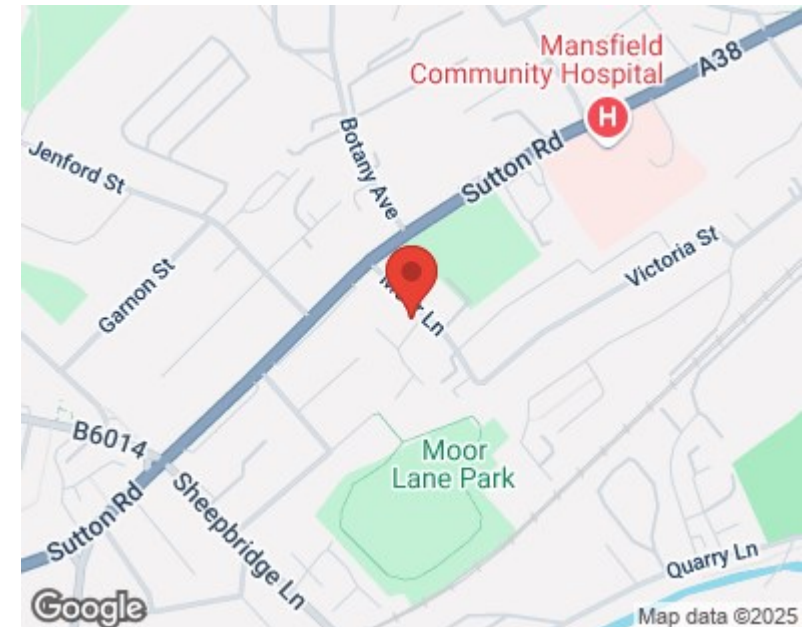
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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		
	73	80
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



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

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers