



58 Chatsworth Drive, Mansfield,
Nottinghamshire, NG18 4QT

£480,000

Tel: 01623 626990

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

- Spacious Detached Family House
- 4 Bedrooms, En Suite & Family Bathroom
- Modern Kitchen, Utility & GF Shower Room
- Substantial Block Paved Driveway
- South Facing Rear Garden
- Approaching 2,000 Sq Ft
- 3 Reception Rooms + Conservatory
- Large Plot (0.20 Acres)
- Two Good Sized Garages (One Integral)
- Highly Regarded Berry Hill Location

A spacious four bedroom detached family house occupying a large plot extending to circa 0.20 of an acre with a south facing rear garden and two garages in a highly regarded Berry Hill location.

The property boasts a spacious internal layout approaching 2,000 sq ft with gas central heating and UPVC double glazing. The layout of living accommodation comprises an entrance porch, entrance hall, downstairs shower room, study, dining room, dual aspect lounge, conservatory, modern kitchen/breakfast room with peninsula island and integrated appliances, and a utility room with useful cloaks cupboard housing the central heating boiler. The first floor galleried landing leads to a master bedroom with en suite. There is a large second double bedroom with fitted wardrobes, two further bedrooms and a family bathroom.

OUTSIDE

The property occupies a large plot extending to circa 0.20 of an acre with a south facing rear garden and two good sized garages (one integral). There is a substantial block paved driveway with turning space providing ample off road parking with space to keep a motorhome. The front garden is laid to gravel with gated access to the side providing access to the rear garden. To the rear of the property, there is a substantial Indian sandstone terrace garden with post and rail boundaries and a retaining walled boundary beneath which extends across the full width of the house with steps leading down to a lower level lawn with planting borders.

AN OBSCURE UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

6'3" x 5'10" (1.91m x 1.78m)

With coving to ceiling and obscure glazed window to the side elevation. Connecting door through to:

ENTRANCE HALL

16'8" x 12'3" max (5.08m x 3.73m max)

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

GROUND FLOOR SHOWER ROOM

7'10" x 4'5" (2.39m x 1.35m)

Having a shower enclosure with electric shower. Vanity unit with inset wash hand basin with

mixer tap and storage cupboard and drawers beneath. Low flush WC with enclosed cistern. Obscure double glazed window to the side elevation.

STUDY

9'10" x 7'11" (3.00m x 2.41m)

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

DINING ROOM

11'10" x 9'10" (3.61m x 3.00m)

With radiator, coving to ceiling and double glazed sliding patio door leading out onto the rear garden.

LOUNGE

18'11" x 13'11" (5.77m x 4.24m)

Having an attractive stone fireplace with inset coal effect gas fire with granite hearth. Radiator, coving to ceiling, double glazed window to the front elevation and sliding door through to the:

CONSERVATORY

13'4" x 13'0" max (4.06m x 3.96m max)

(9'5" min). With tiled floor, gas fire and French doors leading out onto the substantial terrace garden.

KITCHEN/BREAKFAST ROOM

14'7" x 12'0" (4.45m x 3.66m)

The kitchen has been recently refurbished to include a modern range of shaker cabinets comprising wall cupboards, base units and drawers with chrome handles complemented by marble effect worktops. Inset 1 1/2 bowl stainless steel sink with drainer and chrome swan neck Quooker boiling tap. There are integrated appliances to include a double oven, four ring induction hob and extractor hood above. Integrated dishwasher and integrated fridge/freezer. There is a peninsula island with space for stools underneath. Tiled floor, eleven ceiling spotlights, radiator and double glazed window to the rear elevation.

UTILITY

11'4" max x 8'10" (3.45m max x 2.69m)

Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Plumbing for a washing machine. Tiled floor, radiator, six ceiling spotlights, two double glazed windows to the side and rear elevations.

CLOAKS CUPBOARD

3'8" x 2'11" (1.12m x 0.89m)

With tiled floor and housing the gas fired central heating boiler.

FIRST FLOOR GALLERIED LANDING

15'11" x 7'7" (4.85m x 2.31m)

With loft hatch.

MASTER BEDROOM 1

16'1" max x 13'11" max (4.90m max x 4.24m max)

A dual aspect double bedroom with radiator and double glazed windows to the front and rear elevations.

EN SUITE

6'4" x 5'5" (1.93m x 1.65m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle with Triton electric shower. Pedestal wash hand basin with chrome mixer tap. Low flush WC with enclosed cistern. Chrome heated towel rail, tiled floor and part tiled walls.

BEDROOM 2

15'10" x 11'11" (4.83m x 3.63m)

A large second double bedroom, having fitted wardrobes across one wall with hanging rails and shelving and sliding fronted doors. Radiator and double glazed window to the rear elevation.

BEDROOM 3

10'10" x 9'11" (3.30m x 3.02m)

Having fitted wardrobes with hanging rails and overhead storage cupboards. Radiator and double glazed window to the front elevation.

BEDROOM 4

9'11" x 7'11" (3.02m x 2.41m)

With radiator and double glazed window to the front elevation.

FAMILY BATHROOM

9'0" x 7'5" (2.74m x 2.26m)

Having a four piece white suite comprising a panelled bath with mixer tap. Separate tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail, six ceiling spotlights and two obscure double glazed windows to the side elevation.

INTEGRAL GARAGE 1

23'2" x 9'7" (7.06m x 2.92m)

Equipped with power and light. Obscure glazed window to the side elevation. Up and over door.

GARAGE 2

17'11" x 9'11" (5.46m x 3.02m)

Equipped with power and light and water tap. 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.







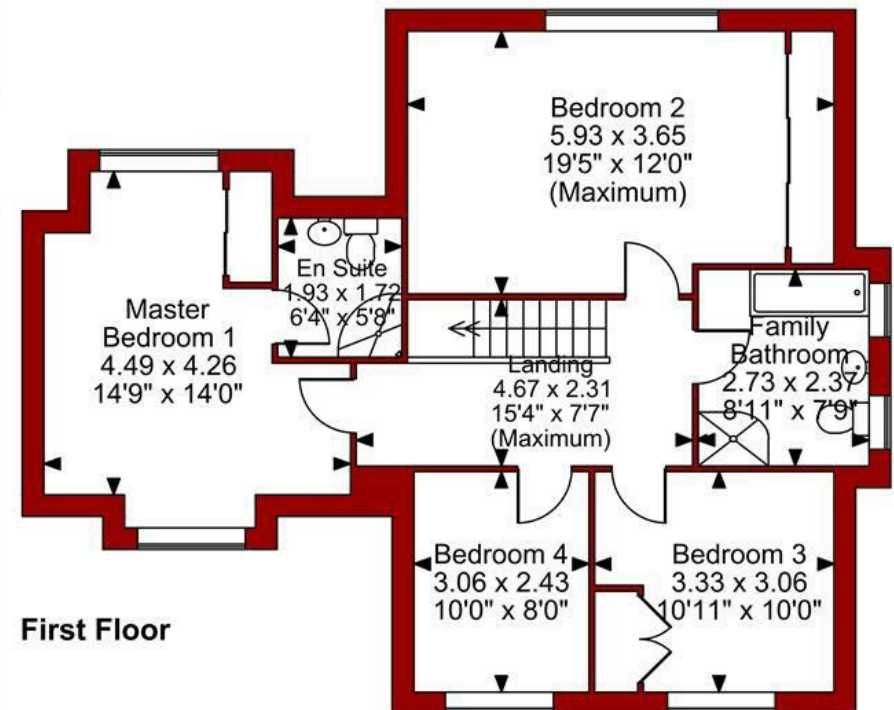
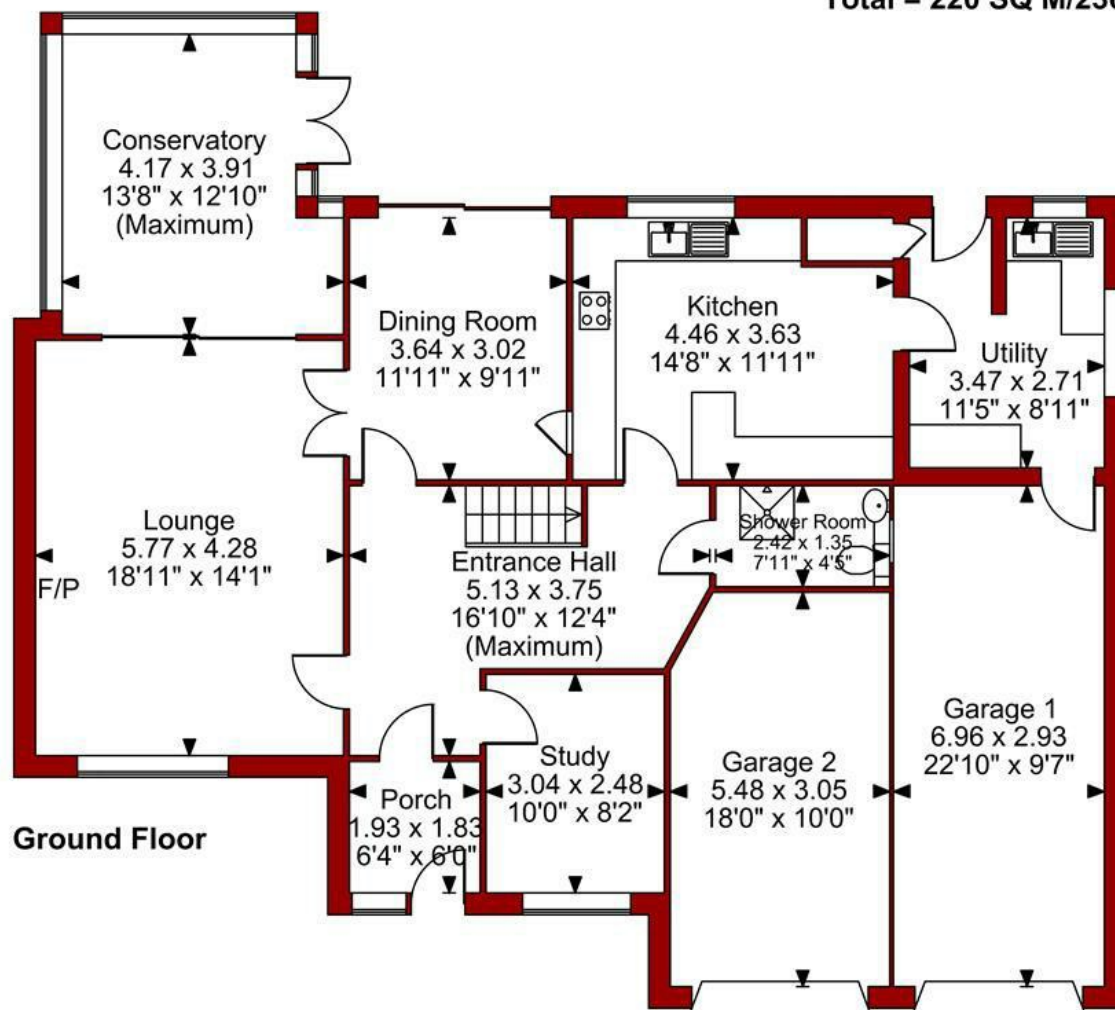








Chatsworth Drive, Mansfield
Approximate Gross Internal Area
Main House = 183 SQ M/1969 SQ FT
Two Garages = 37 SQ M/399 SQ FT
Total = 220 SQ M/2368 SQ FT

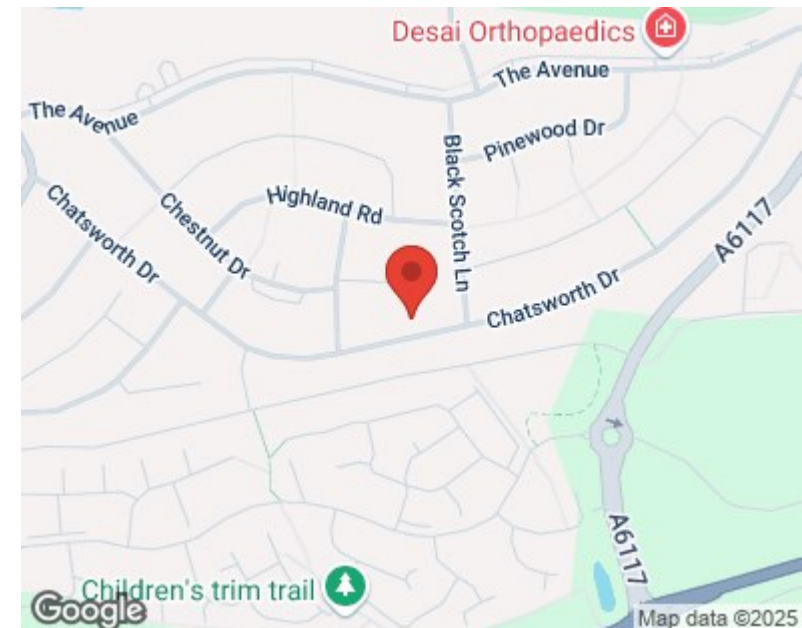


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.



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		
	65	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



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