



**8 The Dukeries, Mansfield, Nottinghamshire,
NG18 3LN**

£260,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached House
- Modern En Suite Shower Room
- Lounge with French Doors
- Low Maintenance Landscaped Gardens
- Opposite an Open 'Green Space'
- Three Bedrooms
- Kitchen/Diner with Integrated Appliances
- Tandem Length Driveway
- South Facing to Rear
- Highly Regarded Cul-De-Sac Location

A modern three bedroom detached house with a south facing landscaped rear garden, located on a cul-de-sac off Briar Lane opposite an open 'green space' and children's play area.

The property was built by Redrow Homes in 2015 and has been owned by our clients since new. The property is presented in immaculate condition throughout with gas central heating, UPVC double glazing, a recently fitted new en suite and quality karndean flooring to all of the ground floor (except lounge).

The layout of accommodation, L-shaped in configuration, comprises an entrance hall, downstairs WC, dual aspect kitchen/diner with integrated appliances and a dual aspect lounge with French doors leading out onto the south facing rear garden. The first floor landing leads to a master bedroom with a modern, fully tiled en suite and a dressing area with fitted wardrobes. There are two further bedrooms and a family bathroom.

OUTSIDE

The property stands opposite an open 'green space' with a children's play area. There are landscaped low maintenance front and rear gardens and a tandem length driveway to the side of the house provides off road parking for two cars with gate at the end providing access to the rear garden. The front garden is mainly laid to plants and shrubs with a small section of artificial lawn and a paved path leads to the front entrance door. To the rear of the property, there is lovely south facing garden featuring an Indian sandstone patio, artificial lawn, outside tap and shed available to purchase by separate negotiation.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

11'5" max x 9'7" (3.48m max x 2.92m)

A good sized entrance hall with understairs storage cupboard, radiator, karndean floor, double glazed window to the front elevation and stairs to the first floor landing.

DOWNSTAIRS WC

4'10" x 3'6" (1.47m x 1.07m)

Having a low flush WC. Pedestal wash hand basin. Radiator, karndean floor and extractor fan.

LOUNGE

20'1" into bay x 9'10" (6.12m into bay x 3.00m)

A spacious, dual aspect reception room with two radiators, double glazed window to the front elevation and French doors leading out onto the south facing rear garden.

KITCHEN/DINER

18'5" x 10'10" (5.61m x 3.30m)

Having a range of modern, high gloss white cabinets comprising wall cupboards, base units and drawers with brushed metal handles and laminate work surfaces. Inset 1 1/2 bowl sink with drainer and mixer tap. Integrated double oven, four ring gas hob with stainless steel extractor hood above. Integrated dishwasher and integrated washer/dryer. Cupboard housing the gas fired central heating boiler, radiator, karndean floor, built-in storage cupboard, double glazed windows to the front and rear elevations and a composite side entrance door leading out onto the driveway.

FIRST FLOOR LANDING

With radiator, built-in storage cupboard and double glazed window to the front elevation.

MASTER BEDROOM 1

11'4" x 10'1" (3.45m x 3.07m)

With radiator and double glazed window to the front elevation.

DRESSING AREA

6'8" x 4'11" into wardrobes (2.03m x 1.50m into wardrobes)

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

EN SUITE

6'4" x 4'9" (1.93m x 1.45m)

Having a modern and contemporary three piece white suite with chrome fittings comprising a large shower enclosure with wall mounted rainfall shower plus additional shower handset. Contemporary herringbone style tiling to shower area plus recess shelved area. Wall hung vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Tiled floor, tiled walls, heated towel rail, four ceiling spotlights, shaver point and extractor fan.

BEDROOM 2

12'2" x 7'4" (3.71m x 2.24m)

With radiator and double glazed window to the rear elevation.

BEDROOM 3

10'9" x 8'9" (3.28m x 2.67m)

With radiator, loft hatch with ladder attached and double glazed window to the front elevation.

FAMILY BATHROOM

9'2" max x 7'3" (2.79m max x 2.21m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and electric shower. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Extractor fan, radiator, part tiled walls and obscure double glazed window to the front 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 zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

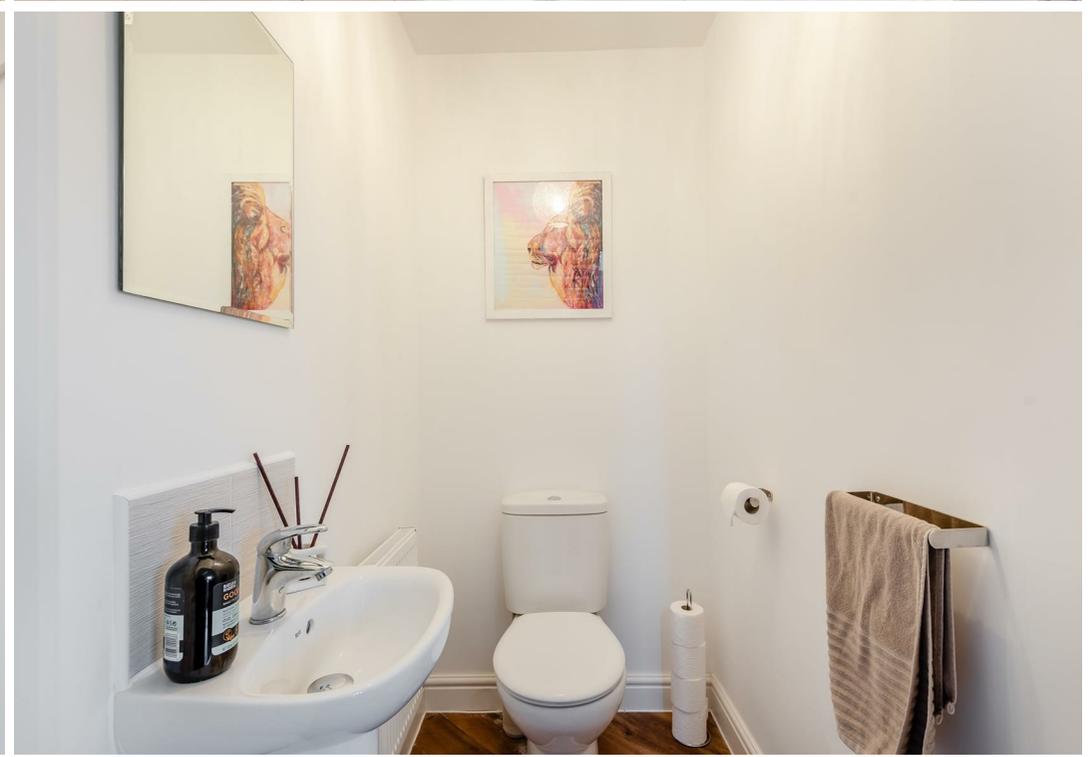
All mains services are connected.

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.







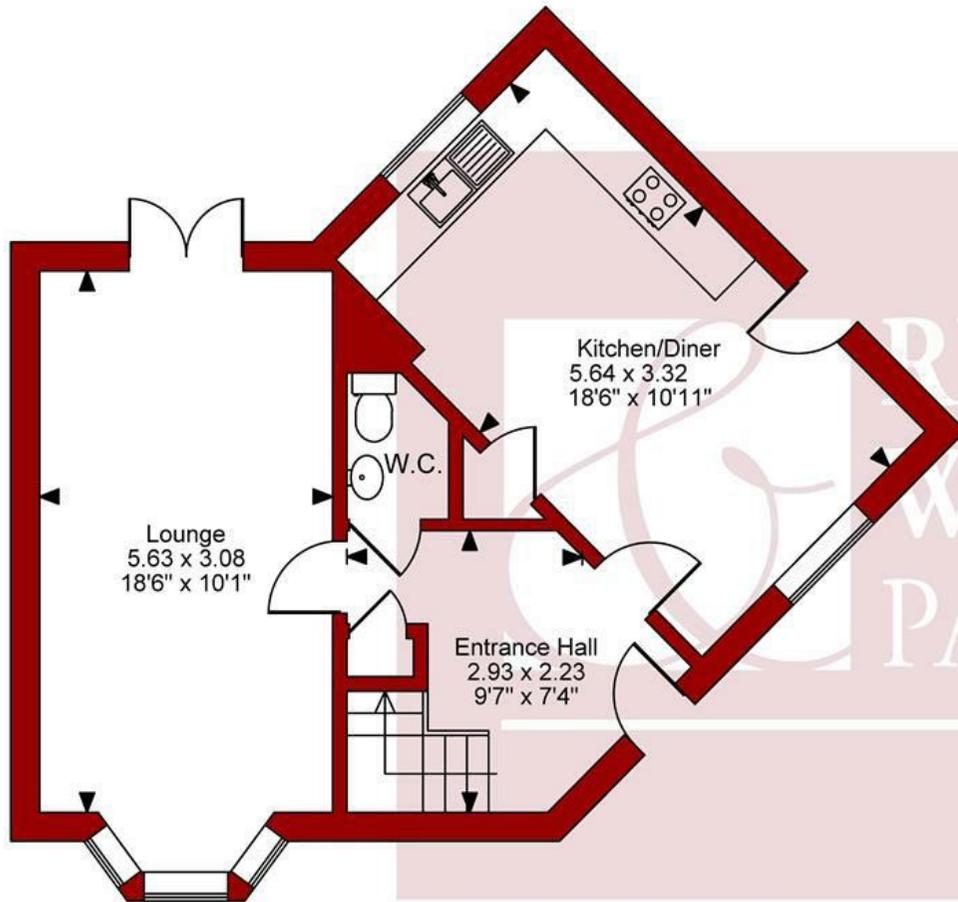




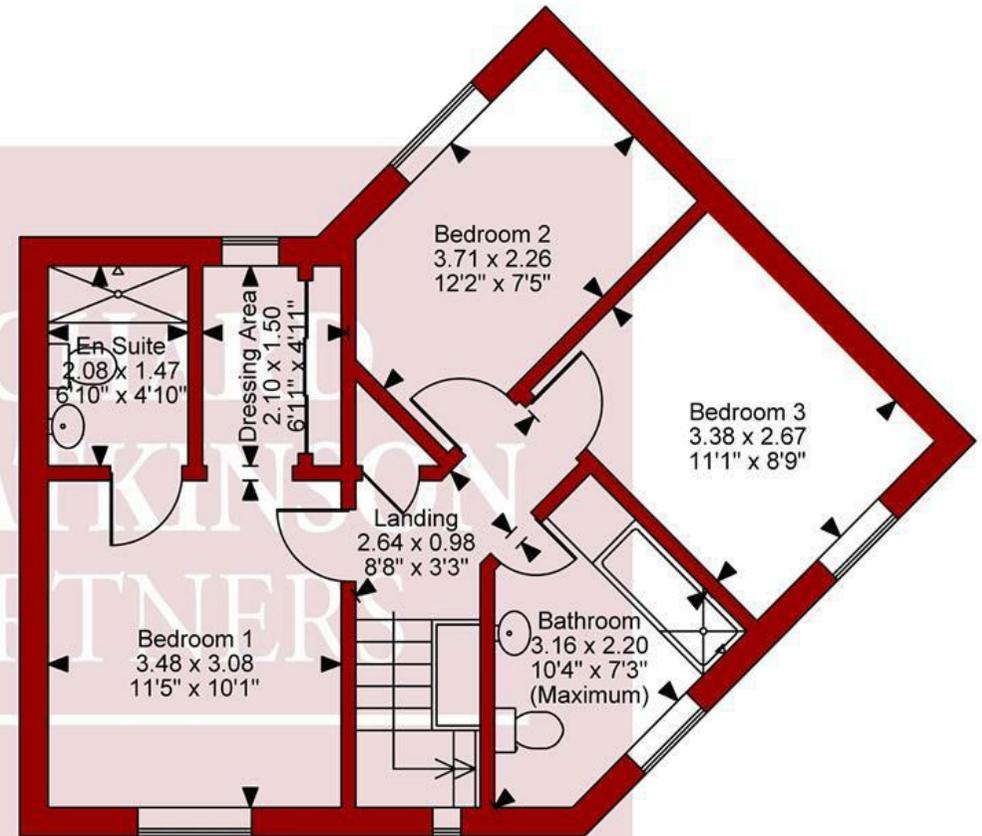




The Dukeries, Mansfield
Approximate Gross Internal Area
96 SQ M/1036 SQ FT



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		93
(81-91) B	83	
(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



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



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