



18 Black Scotch Lane, Mansfield,  
Nottinghamshire, NG18 4JX

Offers Over £800,000

Tel: 01623 626990

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

- Stunning Contemporary Detached Home
- 5 Double Bedrooms, 2 En Suites & Bathroom
- Balcony with Open Views over Berry Hill Park
- Open Plan Kitchen/Breakfast Room/Living
- Wonderful Landscaped Rear Garden
- Substantial Accommodation: 2,842 Sq Ft
- 4 Reception Rooms, Mostly Open Plan
- Superb Orangery Extension
- Large Plot 0.21 of an Acre
- Integral Double Garage

We have the privilege of presenting to the market this substantial five bedroom detached family home of exceptional quality, occupying a large plot extending to circa 0.21 of an acre with a wonderful, south west facing, landscaped rear garden bordering to Berry Hill Park in a highly regarded location.

The property has undergone a complete transformation over the last decade both internally and externally with a considerable level of thought and attention to detail completed by our clients to a truly exceptional high standard throughout. The property has seen a complete back to brick programme of renovation and modernisation as well as significantly extended to the front, side and rear, together with a new roof and new drainage installed. The exterior to the property has been completed in a mix of white render, complemented by cedar cladding and slate detailing.

The property provides a contemporary and substantial family layout of living accommodation approaching 3,000 sq ft with gas central heating (underfloor heating to the open plan kitchen/living area) and UPVC double glazing. The ground floor boasts numerous living spaces which are mainly open plan yet have their own defined areas. Upon entrance to the property, you are greeted by an impressive entrance hall with ceiling lantern which gives you immediate indication of the quality and scale of this fabulous contemporary home. There is a downstairs WC, separate office, lounge with log burner, a superb orangery extension with ample bi-folding doors leading out onto the rear garden, open plan kitchen/breakfast room/living with island and integrated appliances, separate dining area and a good sized utility room with access to the double garage. The first floor galleried landing leads to a master bedroom with walk-in wardrobe, an en suite and French doors open onto a superb balcony affording wonderful views over the rear garden and Berry Hill Park beyond. There are four further spacious double bedrooms, a second en suite and a family bathroom with a bath and separate shower.

## OUTSIDE

The property occupies a large plot extending to circa 0.21 of an acre, set well back from Black Scotch Lane – an attractive tree lined road of high value homes – regarded as one of Mansfield's most desirable locations. There is a gravel driveway providing ample off road parking which leads to an integral double garage with a remote controlled electric up and over door. The front garden is mainly laid to lawn with plants, trees and a mature hedgerow boundary frontage. A side gate and pathway to the left hand side of the house leads round to the rear. To the rear of the property, there is a fabulous, south west facing, landscaped

garden with several entertaining spaces, bordering to Berry Hill Park. There are substantial composite decked patios in three sections providing ample outdoor seating space as well as a hot tub area (hot tub included in the sale). In addition, there is an attractive porcelain patio area and path connecting the decked areas and extensive raised sleeper flowerbeds painted in dark wood with inset remote controlled lighting above and beneath. Central steps lead up to a well maintained lawn with borders to all sides with plants and shrubs. There are a variety of mature trees throughout the garden to include five blossom trees and a Christmas tree with power behind. There is a lovely gravel seating area at the end of the garden with pleasant views looking back towards the house, and a shed in the far corner of the garden provides useful storage with a hardstanding path in front with gate at the end providing direct access onto Berry Hill Park. The property has an outside tap and external lighting, including inset spotlights to orangery exterior above the bi-fold doors.

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

## ENTRANCE HALL

16'1" max x 13'0" (4.90m max x 3.96m)

With tiled floor and solid oak floor, vertical radiator, six ceiling spotlights, ceiling lantern feature, feature oak display shelving, floor-to-ceiling double glazed windowpane to the side elevation, understairs storage cupboard and stairs to the first floor landing.

## DOWNSTAIRS WC

5'4" x 4'2" (1.63m x 1.27m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Radiator, tiled floor, full tiled wall behind the sink and WC, two ceiling spotlights, extractor fan and double glazed window to the front elevation.

## OFFICE

10'1" x 8'3" (3.07m x 2.51m)

With tiled floor and matching full height tiled wall feature. Radiator and double glazed window to the front elevation.

## LOUNGE

19'10" x 12'11" (6.05m x 3.94m)

Having a log burner mounted on a slate hearth with composite surround. Radiator, double glazed window to the front elevation and feature oak display shelving. Open plan through to the:

## ORANGERY EXTENSION

21'5" x 14'7" (6.53m x 4.45m)

A superb open plan orangery extension with solid oak floor, four contemporary vertical radiators, obscure double glazed window to the side elevation, twelve ceiling spotlights, two large ceiling lanterns and two separate sets of double glazed aluminium bi-fold doors measuring 5.3m and 3.4m wide leading out onto the substantial decked patio.

## DINING AREA

12'1" x 9'3" (3.68m x 2.82m)

With contemporary radiator and solid oak flooring.

## OPEN PLAN KITCHEN/BREAKFAST ROOM/LIVING

22'4" x 15'7" (6.81m x 4.75m)

An impressive open plan kitchen/breakfast and living space with underfloor heating, featuring a contemporary range of shaker cabinets with brushed stainless handles and complemented by quartz work surfaces. There is a built-in corner pantry cupboard with extensive shelving, a wine rack and inset LED strip lighting. There are a range of integrated AEG stainless steel cooking appliances to include twin ovens/grill and separate twin single ovens. Further integrated appliances include a fridge/freezer, dishwasher and wine cooler. Integrated AEG induction hob and stainless steel AEG chimney extractor hood above. There is an island with under mounted 1 1/2 bowl stainless steel sink with brushed chrome mixer tap, three ceiling lights above, base units and space for stools beneath. Solid oak flooring to living area, porcelain tiled floor to kitchen area, ample ceiling spotlights and 5.3m wide aluminium bi-fold doors leading out onto the substantial decked patio.

## UTILITY

17'7" x 5'4" (5.36m x 1.63m)

Having a range of modern high gloss white cabinets comprising wall cupboards with LED strip lighting beneath and deep drawers and extensive work surfaces. Inset 1 1/2 bowl stainless steel sink with drainer and brushed chrome mixer tap. Plumbing for a washing machine and space for a tumble dryer. Radiator, porcelain tiled floor, personal door through to the double garage and an aluminium double glazed door leads out onto to the rear garden.

## FIRST FLOOR LANDING

14'8" x 9'4" (4.47m x 2.84m)

(Plus 8'9" x 2'11"). A fine galleried landing with three vertical double glazed windowpanes to the front elevation, radiator, three wall light points and large walk-in airing cupboard and storage space.

## AIRING/STORAGE CUPBOARD

7'2" x 4'1" (2.18m x 1.24m)

Housing the pressurised hot water cylinder and Worcester Bosch gas central heating boiler. Double power point and loft hatch which leads to an insulated and boarded loft down the middle.

## MASTER BEDROOM 1

18'10" x 15'2" into alcove (5.74m x 4.62m into alcove)

A spacious master bedroom suite with wonderful westerly facing views over Berry Hill Park. There is an alcove area with space for a dressing table, two radiators and tiled flooring immediately in front of the 3.5m wide double glazed windows and central french doors leading out onto the balcony.

## BALCONY

18'11" x 4'8" (5.77m x 1.42m)

A fantastic outdoor living space affording wonderful west facing open rear views over Berry Hill Park. Porcelain tiled floor, cedar cladding with three ceiling spotlights, glass balustrade and brushed stainless steel handrail.

## EN SUITE

6'7" x 6'6" (2.01m x 1.98m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure. Vanity unit with inset wash hand basin with waterfall mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Herringbone tiled effect floor, tiled walls throughout, four ceiling spotlights, chrome heated towel rail, extractor fan and obscure double glazed window to the side elevation.

## WALK-IN WARDROBE

8'1" x 6'7" (2.46m x 2.01m)

Having extensive, open fitted furniture with double hanging rails, ample shelving and drawers. Three ceiling spotlights and loft hatch.

## BEDROOM 2

14'2" x 10'1" (4.32m x 3.07m)

A second spacious double bedroom again enjoying the best of the open rear views across Berry Hill Park. There are extensive fitted wardrobes across one wall with double hanging rails and shelving. There is also two bedside tables and a chest of drawers included in the sale. Radiator and double glazed window to the rear elevation.

## EN SUITE

6'2" x 5'9" (1.88m x 1.75m)

Having a modern three piece white suite with chrome fittings comprising a shower cubicle. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Tiled effect floor, chrome heated towel rail, four ceiling spotlights, extractor fan and double glazed window to the rear elevation.

## BEDROOM 3/CINEMA ROOM

18'8" x 11'4" (5.69m x 3.45m)

(7'0" x 3'3"). A large double bedroom currently utilised as a home cinema room with modern, vertical, floor-to-ceiling wood cladding features, two vertical radiators and three double glazed windowpanes and french doors/Juliet glass balcony to the front elevation.

## BEDROOM 4

13'2" x 9'6" (4.01m x 2.90m)

A fourth double bedroom with radiator and double glazed window to the front elevation.

## BEDROOM 5

10'1" x 8'11" (3.07m x 2.72m)

A fifth double bedroom currently setup as a home gym, with radiator and double glazed window to the rear elevation enjoying the open rear views over Berry Hill Park.

### **FAMILY BATHROOM**

8'5" x 6'1" (2.57m x 1.85m)

Having a modern and contemporary four piece white suite with chrome fittings comprising a bathtub with wall mounted mixer tap. Separate tiled shower enclosure. Vanity unit with inset wash hand basin with mixer tap, wood work surfaces to the side and storage cupboard beneath. Low flush WC with enclosed cistern. Chrome heated towel rail, attractive contemporary tiled walls throughout, herringbone wood effect floor, four ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

### **INTEGRAL DOUBLE GARAGE**

19'0" x 18'4" (5.79m x 5.59m)

Equipment with power and light. Housing the gas meter and electrical consumer unit. Personal door through to the utility room and remote controlled electric up and over door. Water tap and electric car charging point.

### **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.





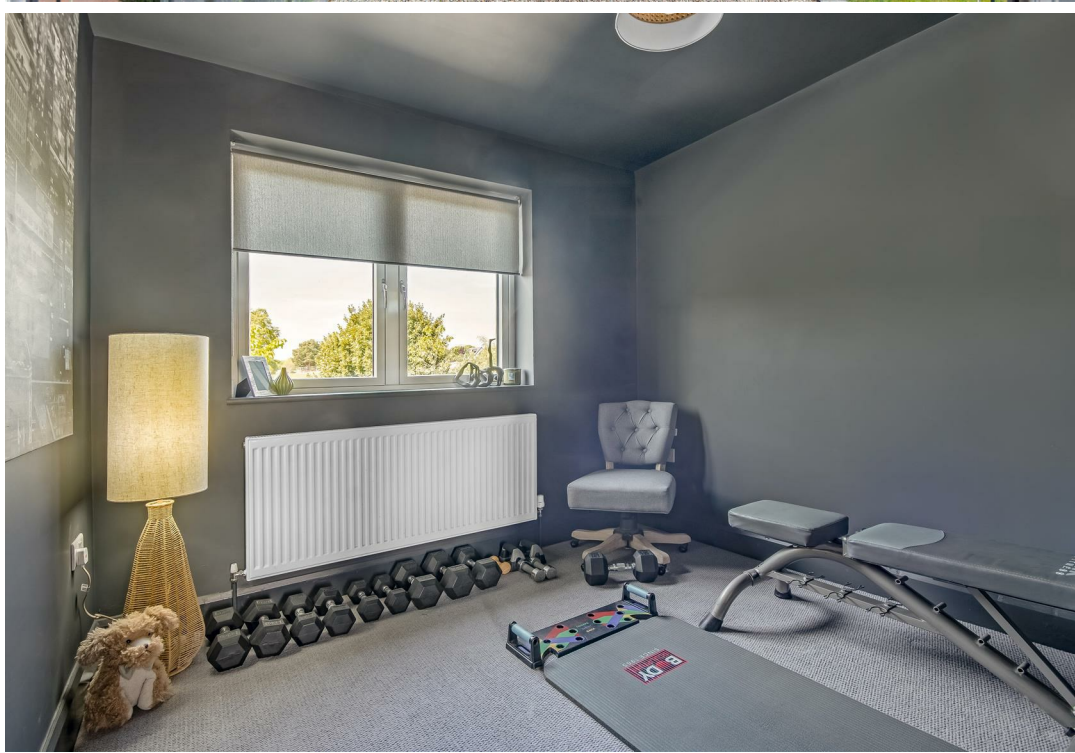


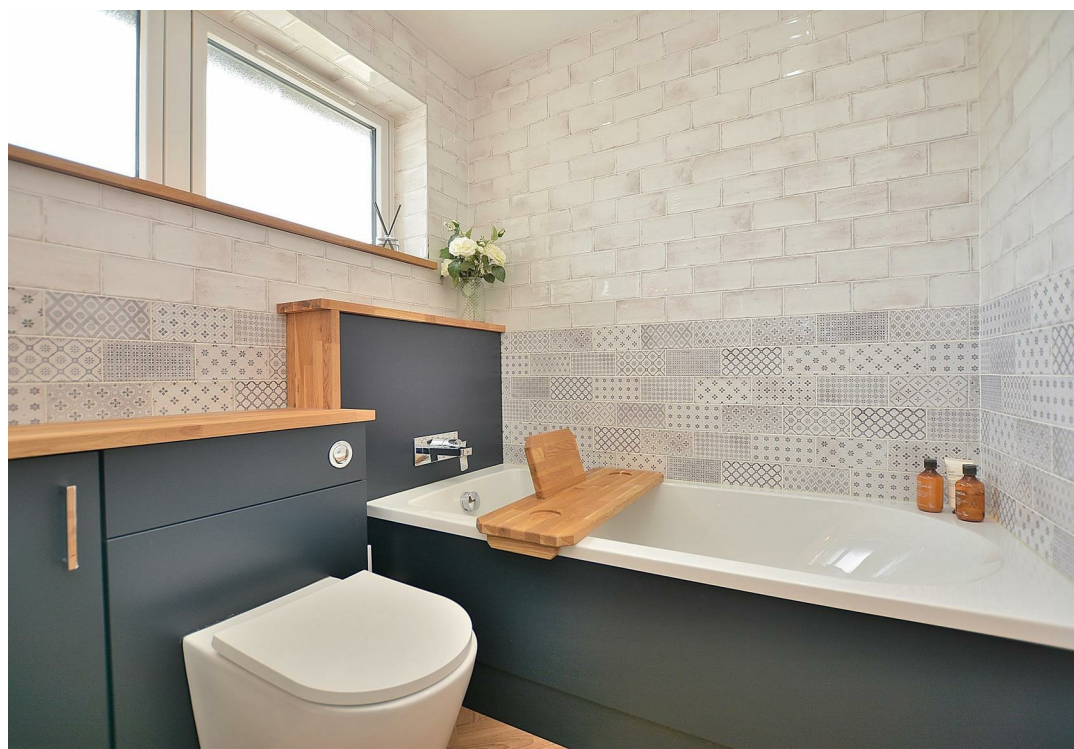










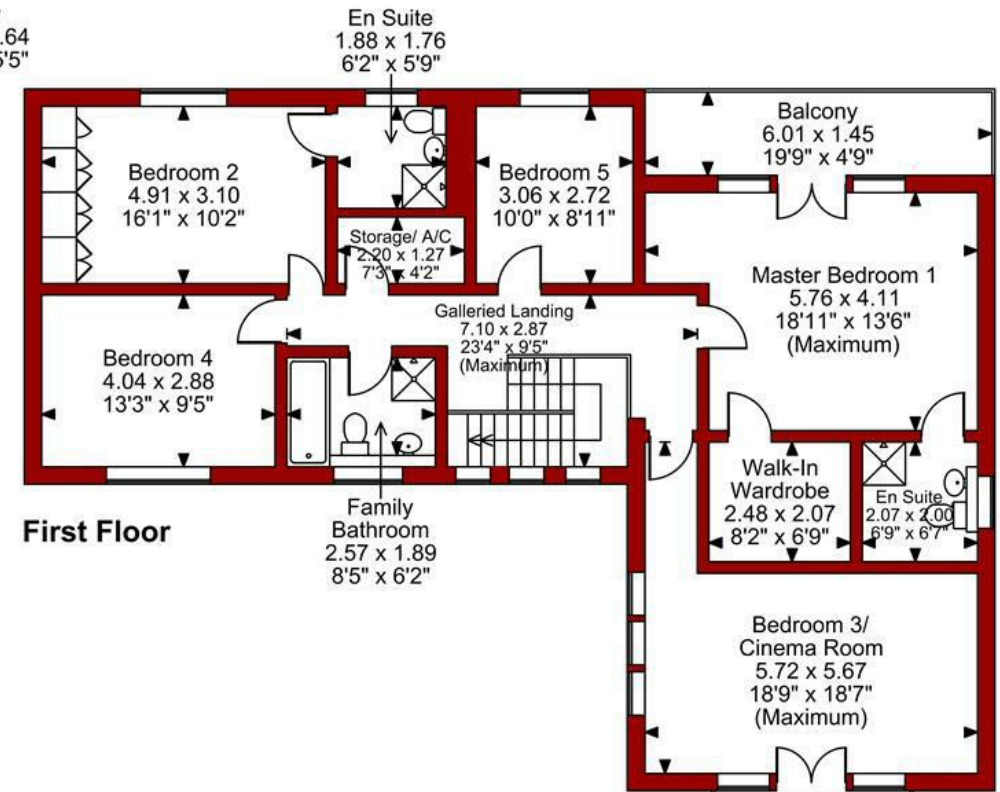
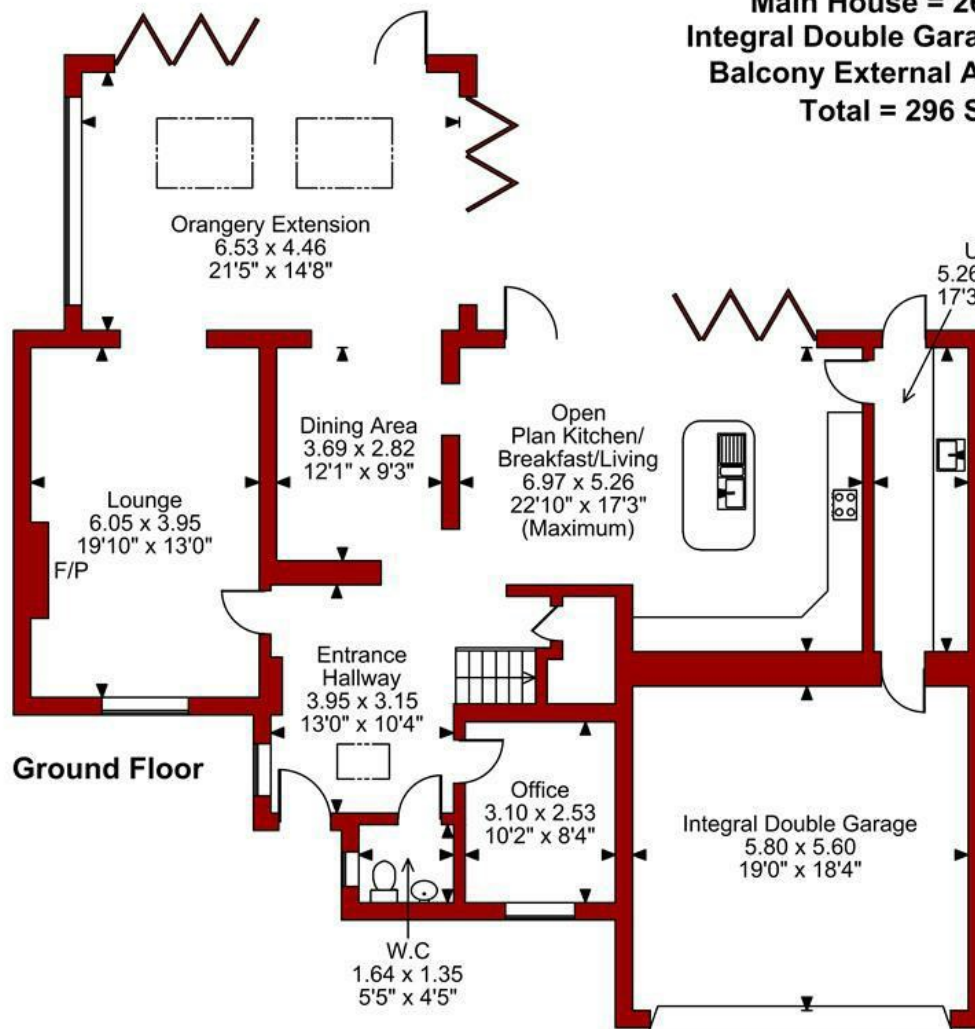








**Black Scotch Lane, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 264 SQ M / 2842 SQ FT**  
**Integral Double Garage = 32 SQ M / 350 SQ FT**  
**Balcony External Area = 9 SQ M / 93 SQ FT**  
**Total = 296 SQ M / 3192 SQ FT**



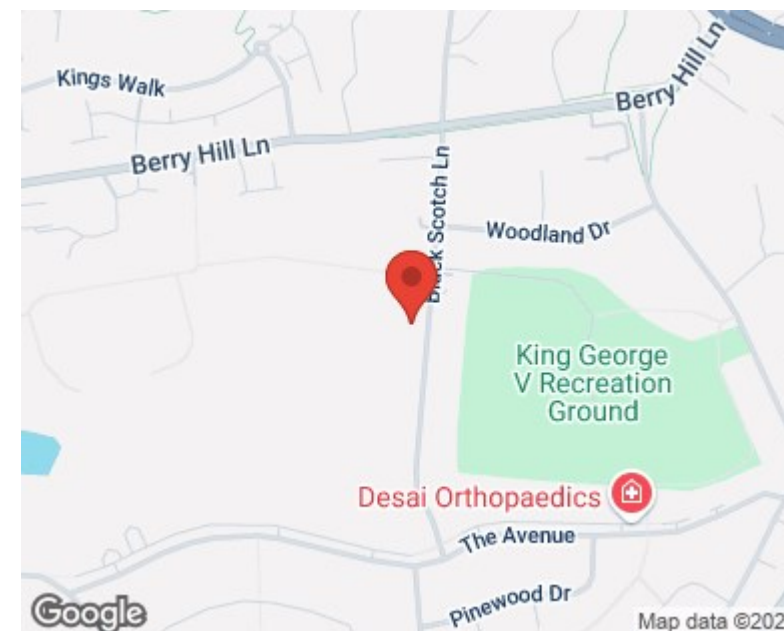
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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		
	74	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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