



6 College Side, Mansfield, Nottinghamshire,  
NG18 2EU

Offers Over £600,000

Tel: 01623 626990

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



- Detached Family Home Built in 2006
- 5 Bedrooms & 3 Bath/Shower Rooms
- Open Plan Kitchen/Diner & Utility
- Enclosed West Facing Rear Garden
- Delightful Conservation Area
- Striking Traditional Design (2,285 Sq Ft)
- 4 Reception Rooms
- Detached Double Garage
- Attractive Tree Lined Setting
- Fantastic, Private Driveway Position

A modern, double bay fronted, five bedroom detached family house in an exclusive location in an attractive tree lined setting at the end of The Park Conservation Area (no through road). The property was built by Ben Bailey Homes in 2006 and is one of only five detached houses built to a striking traditional design on a private driveway within walking distance to Brunts Academy and Mansfield's wide range of facilities.

The property provides spacious family living accommodation extending to circa 2,285 sq ft with five bedrooms, four reception rooms and a separate detached double garage. The ground floor layout comprises an entrance hall, cloakroom, office, bay fronted lounge, separate bay fronted dining room, snug, open plan kitchen/diner and a utility. The first floor galleried landing leads to a large master bedroom with extensive fitted wardrobes and an en suite bathroom. There are four further bedrooms, (three good sized doubles all with fitted wardrobes) and a family bathroom with a bath and separate shower. The property has a television point to each bedroom, gas central heating, double glazing, an alarm system a CCTV system.

## OUTSIDE

The property occupies a good sized plot in fantastic position at the end of The Park (no through road) accessed via a shared, private driveway with only four other detached houses of a similar high calibre, and number 6 is in arguably the best position tucked away at the end on the right hand side. There is a good sized block paved driveway leading to a detached double garage which has an electric car charging point on the outside. The front garden is laid to lawn either side of a sandstone pathway which leads to the front entrance door, and a side gate gives access to a useful garden area to the side of the house. There are mature plants and shrubs to the front garden, an established hedgerow boundary to one side and a walled boundary divides the front and rear gardens. To the right hand side of the property, there is an enclosed, paved and gravel area against a backdrop of trees, and an established laurel boundary extends from the side into the rear garden. To the rear of the property, there are large, sandstone and decked patio areas offering ample and superb outdoor seating space enjoying a westerly facing aspect. Beyond here, there is a lawn, an artificial lawn area and deep borders with mature hedgerow boundary in front of the rear boundary fence.

## STORM PORCH

9'4" x 1'11" (2.84m x 0.58m)

A FEATURE STONE ARCHED OPEN FRONT STORM PORCH WITH WALL LIGHT POINT LEADS TO A FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

## ENTRANCE HALL

15'2" x 10'4" (4.62m x 3.15m)

With LVT herringbone floor, radiator, coving to ceiling, stairs to the first floor landing, built-in understairs storage cupboard and two double glazed windowpanes to the front elevation either side of the entrance door.

## DOWNSTAIRS WC

6'9" x 3'6" (2.06m x 1.07m)

Having a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap, work surfaces to each side and storage cupboard beneath. Tiled floor, part tiled walls, radiator and extractor fan.

## OFFICE

12'3" x 6'8" (3.73m x 2.03m)

Having extensive fitted furniture, L-shaped in configuration with ample desk space, cupboards and drawers beneath. Coving to ceiling, radiator and double glazed window to the side elevation.

## DINING ROOM

13'1" into bay x 12'3" (3.99m into bay x 3.73m)

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

## LOUNGE

20'3" into bay x 12'3" (6.17m into bay x 3.73m)

Accessed via double doors from the hallway, having a modern fireplace with inset stone effect gas fire complemented by black granite hearth and wood style surround. Radiator, coving to ceiling and double glazed bay window to the front elevation.

## OPEN PLAN KITCHEN/DINER

23'11" x 14'3" max (7.29m x 4.34m max)

Having wall cupboards, base units and drawers with granite worktops above. Under mounted 1 1/2 bowl stainless steel sink with chrome swan neck mixer tap. Integrated Bosch cooking appliances include a single oven, separate integrated oven/grill and a four ring induction hob matching granite splashback and stainless steel extractor hood above. Integrated dishwasher. Space for an American style fridge/freezer. Tiled floor, ten ceiling spotlights, radiator, three double glazed windows to the rear elevation, including a traditional bay window area with double patio doors leading out onto the rear garden. Double doors open to:

## SNUG

11'9" x 11'4" (3.58m x 3.45m)

Having a modern fireplace with inset coal effect gas fire with marble hearth and wood style surround. Radiator, coving to ceiling and double patio doors with floor-to-ceiling double glazed windowpanes either side leading out onto the rear garden.

## UTILITY

8'6" x 6'9" (2.59m x 2.06m)

Having wall cupboards, base units and drawers with granite effect laminate work surfaces above. Inset stainless steel sink with drainer and mixer tap. Cupboard housing the Worcester Bosch central heating boiler. Plumbing for a washing machine and space for a tumble dryer. Tiled floor, radiator and two ceiling spotlights, double glazed window to the side elevation and side entrance door.

## FIRST FLOOR GALLERIED LANDING

13'9" x 13'7" max (4.19m x 4.14m max)

Having two built-in storage cupboards and an airing cupboard housing hot water cylinder. Radiator, loft hatch and coving to ceiling.

## MASTER BEDROOM 1

18'11" into bay x 12'2" (5.77m into bay x 3.71m)

A spacious master bedroom, having an extensive range of fitted wardrobes to three walls ample with hanging rails, shelving and drawers plus two bedside tables with fitted display glass shelving above. There is also a fitted window seat with drawers and shelving beneath. Radiator and double glazed bay window to the front elevation.

## EN SUITE BATHROOM

10'5" max x 7'11" (3.18m max x 2.41m)

Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap. Separate tiled shower enclosure with rainfall shower plus an additional shower handset. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Tiled floor, part tiled walls, four LED ceiling spotlights, chrome heated towel rail, shaver point, extractor fan and obscure double glazed window to the side elevation.

## BEDROOM 2

11'10" x 10'5" (3.61m x 3.18m)

Having fitted wardrobes with hanging rails and shelving plus a separate fitted dressing table. Radiator and double glazed window to the front elevation.

## EN SUITE

9'4" max x 7'9" max (2.84m max x 2.36m max)

Having a modern three piece white suite comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, part tiled walls, radiator, five ceiling spotlights and obscure double glazed window to the side elevation.

## BEDROOM 3

12'2" x 11'10" (3.71m x 3.61m)

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

## BEDROOM 4

10'2" x 10'0" excluding wardrobes (3.10m x 3.05m excluding wardrobes)

A fourth double bedroom, having fitted wardrobes with hanging rails, shelving and mirror fronted sliding doors. Radiator and double glazed window to the rear elevation.

## BEDROOM 5

10'7" x 7'9" (3.23m x 2.36m)

With radiator and double glazed window to the front elevation.

## FAMILY BATHROOM

10'3" x 7'11" (3.12m x 2.41m)

Having a modern four piece white suite comprising a panelled bath with mixer tap. Separated tiled shower cubicle. Vanity unit with inset wash hand basin with mixer tap, work surfaces to the side and storage cupboard beneath. Low flush WC. Tiled floor, part tiled walls, extractor fan, six LED ceiling spotlights, radiator, shaver point and obscure double glazed window to the rear elevation.

## DETACHED DOUBLE GARAGE

17'1" x 16'3" (5.21m x 4.95m)

Equipped with power and light. Remote controlled electric up and over door. 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.











































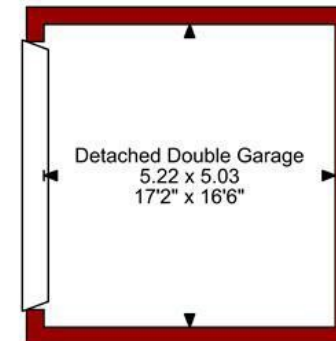
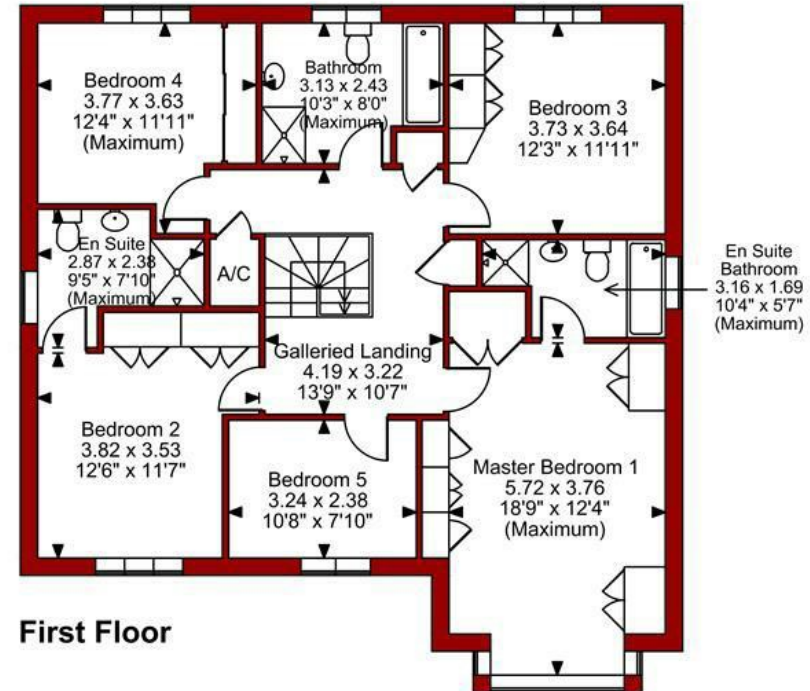
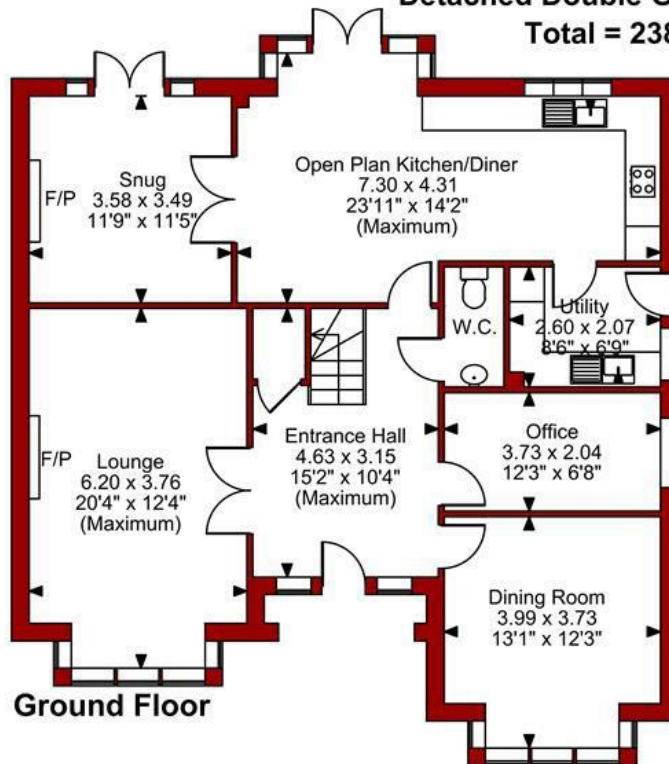








**College Side, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 212 SQ M/2285 SQ FT**  
**Detached Double Garage = 26 SQ M/283 SQ FT**  
**Total = 238 SQ M/2568 SQ FT**



**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		
	78	85
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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