



7 Darleydale Close, Mansfield,
Nottinghamshire, NG18 4TW

£475,000

Tel: 01623 626990

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

- Detached Family House
- Modern En Suite & Family Bathroom
- Modern Kitchen/Breakfast Room & Utility
- Small Cul-De-Sac of Only 7 Homes
- Far Reaching Open Rear Views
- 5 Bedrooms & 2 Reception Rooms
- 8.6m Lounge with Inglenook Fireplace
- Detached Double Garage
- Enclosed & Private Rear Garden
- Highly Regarded Location

A five bedroom detached family house with a detached double garage, occupying a fantastic position with far reaching open rear views from the first floor. The property is one of only seven detached properties on a small cul-de-sac off Abbeydale Drive in a highly regarded and much favoured location.

The property was built in 1991 by Bryant Homes and has been occupied by our clients since new. The property provides a spacious layout of living accommodation of just over 1,900 sq ft with five bedrooms and two reception rooms. The ground floor layout comprises an entrance hall, cloakroom, utility room, modern kitchen/breakfast room with granite worktops and integrated appliances, dining room and a superb, large, 8.6m lounge with feature inglenook fireplace. The first floor galleried landing leads to a master bedroom with ample fitted wardrobes, plus a dressing area also with fitted wardrobes and a modern en suite shower room. There are three further bedrooms all with fitted wardrobes, a fifth bedroom currently utilised as an office and a modern family bathroom. The property has gas central heating, UPVC double glazing and solar panels.

OUTSIDE

The property is positioned at the head of the cul-de-sac with a double width driveway and a detached double garage which has a remote controlled electric door. The front garden is relatively low maintenance with a lawn and borders with plants and shrubs. A paved pathway leads to the front entrance door and extends to the side with a gravel border and a side gate provides access to the rear garden. To the rear of the property, there is a beautifully well maintained, enclosed and private, landscaped garden with mature shrubs and trees to the boundaries. There is a substantial paved patio which extends across the full width of the property and to the other side of the house where there is a useful area to keep a shed. There are raised beds with plants and shrubs, a water feature and steps lead to lower level lawns and gravel paths.

AN OPEN FRONTED STORM PORCH LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

12'9" x 12'0" max (3.89m x 3.66m max)

With radiator, understairs storage cupboard, separate built-in storage cupboard housing the Worcester Bosch boiler, and stairs to the first floor landing.

DOWNSTAIRS WC

5'10" x 5'6" (1.78m x 1.68m)

Having a modern two piece white suite comprising a pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Low flush WC. Radiator, consumer unit and circular obscure double glazed windowpane to the front elevation.

DINING ROOM

12'10" x 10'8" (3.91m x 3.25m)

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

LOUNGE

28'6" into bay x 13'5" (8.69m into bay x 4.09m)

(Plus inglenook fireplace 8'6" x 2'7"). Featuring a wonderful brick inglenook fireplace with living flame gas fire mounted on a herringbone brick floor. There is inset lighting and a double glazed window to each side. Two radiators, double glazed bay window to the front elevation and french doors leading out onto the rear garden.

KITCHEN/BREAKFAST ROOM

15'8" x 11'1" (4.78m x 3.38m)

Having a comprehensive range of modern cabinets comprising wall cupboards, base units, including two corner carousel units and drawers complemented by brushed chrome doorknobs and granite worktops. Undermount stainless steel sink with chrome mixer tap. There are a range of integrated appliances to include a Neff double oven and separate Neff microwave. Integrated induction hob with stainless steel extractor hood above. Integrated dishwasher, fridge and freezer. There is a peninsula island with ample granite work surfaces and space for stools beneath. Tiled floor, radiator and double glazed windows to the side and rear elevations.

UTILITY

7'9" x 5'6" (2.36m x 1.68m)

Having wall and base units. Inset stainless steel sink with drainer. Plumbing for a washing machine and space and vent for a tumble dryer. Double glazed window to the front elevation and UPVC side entrance door.

FIRST FLOOR GALLERIED LANDING

16'9" x 6'2" (5.11m x 1.88m)

With loft hatch and airing cupboard housing the hot water cylinder.

MASTER BEDROOM 1

15'5" x 12'11" (4.70m x 3.94m)

A spacious master bedroom, having fitted wardrobes with hanging rails and shelving. Plus separate fitted wardrobes with hanging rails and shelving and sliding mirror doors. Radiator and double glazed window to the front elevation.

DRESSING AREA

4'1" x 2'11" (1.24m x 0.89m)

Having fitted wardrobes with hanging rails and shelving.

EN SUITE

8'1" x 7'1" (2.46m x 2.16m)

Having a modern three piece white suite with chrome fittings comprising a walk-in shower enclosure with overhead wall mounted rainfall shower. Vanity unit with inset wash hand basin with mixer tap, ample work surfaces to the side and storage cupboard beneath. Low flush WC with enclosed cistern. Tiled floor, tiled walls, chrome heated towel rail and obscure double glazed window to the front elevation.

BEDROOM 2

12'11" x 10'10" (3.94m x 3.30m)

Having two sets of double fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation affording open views.

BEDROOM 3

12'11" x 7'11" (3.94m x 2.41m)

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

BEDROOM 4

11'2" x 7'11" (3.40m x 2.41m)

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

BEDROOM 5/OFFICE

8'3" x 5'3" (2.51m x 1.60m)

Currently utilised as an office, with radiator and double glazed window to the side elevation.

FAMILY BATHROOM

8'2" x 7'11" max (2.49m x 2.41m max)

Having a modern three piece white suite with chrome fittings comprising a P-shaped panelled bath with mixer tap and overhead wall mounted rainfall shower. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Tiled floor, tiled walls, four ceiling spotlights and obscure double glazed window to the front elevation.

DETACHED DOUBLE GARAGE

18'1" x 17'4" (5.51m x 5.28m)

Equipped with power and light. Window and door to the rear elevation. Remote control electric 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

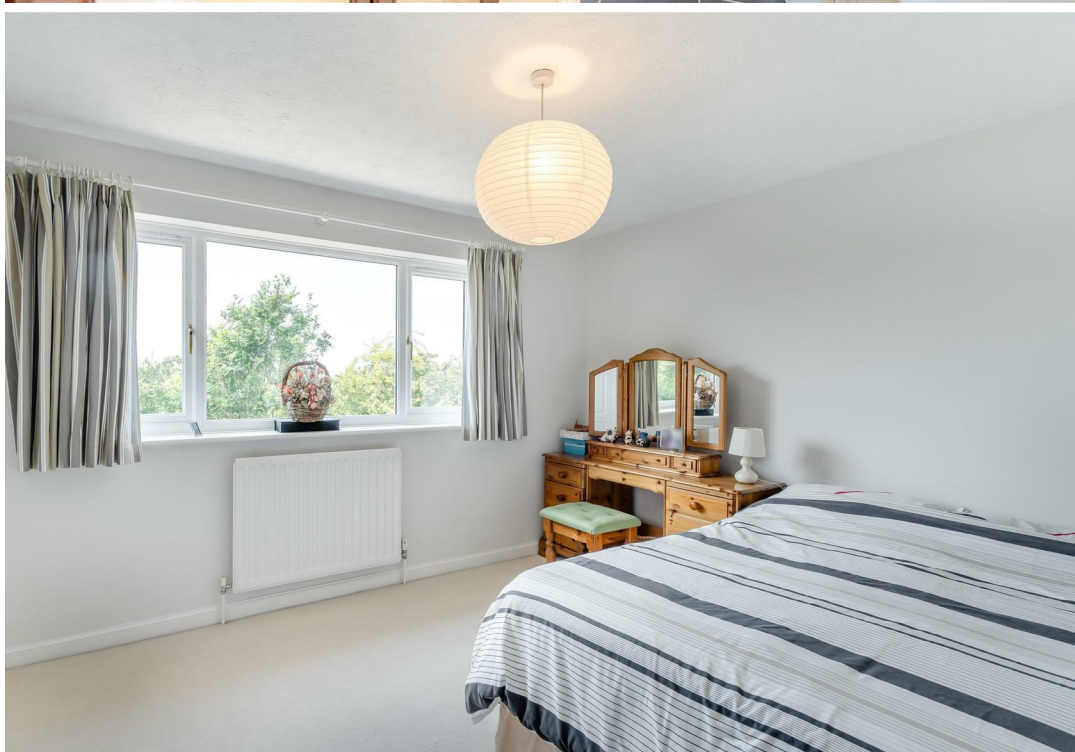
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.













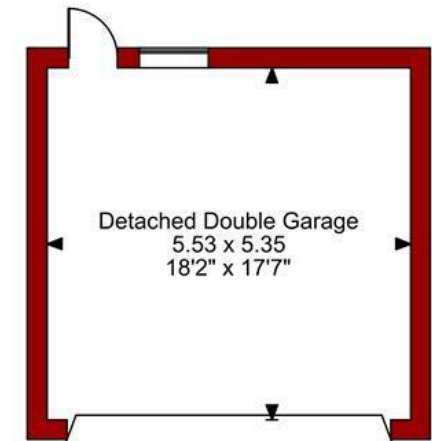
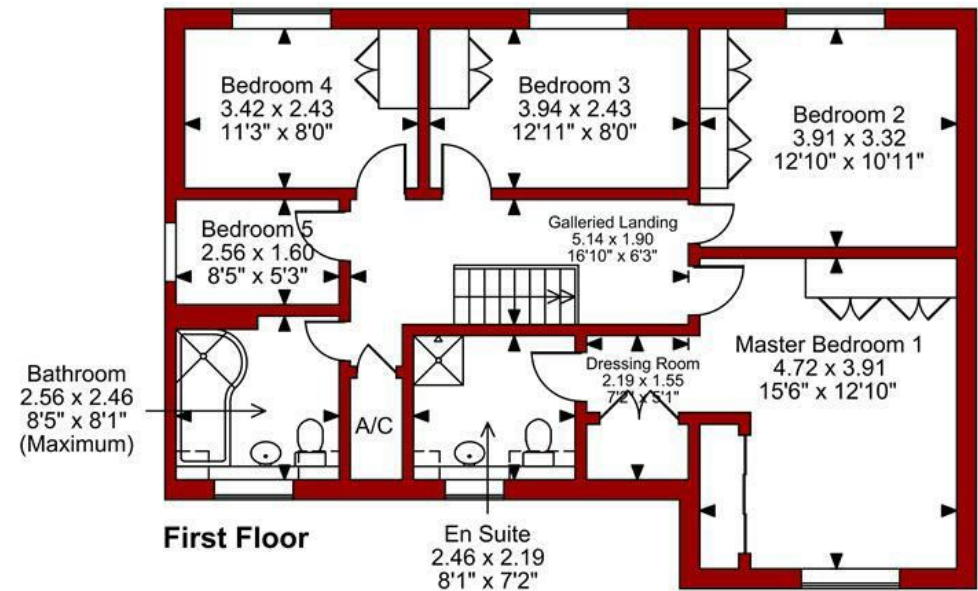
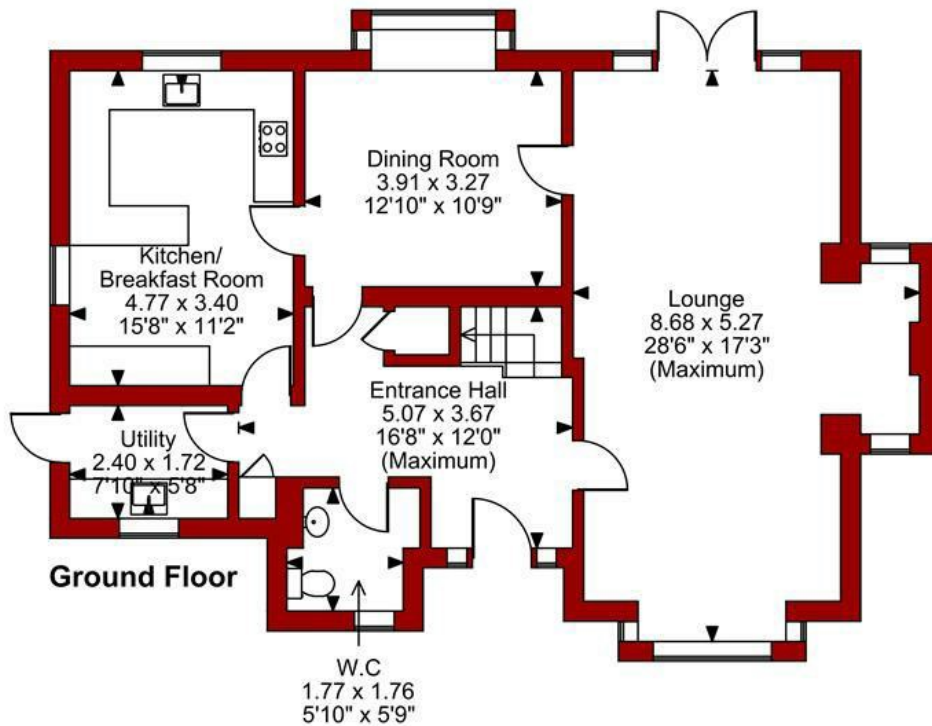








Darleydale Close, Mansfield
Approximate Gross Internal Area
Main House = 1917 Sq Ft/178 Sq M
Detached Double Garage = 318 Sq Ft/30 Sq M
Total = 2235 Sq Ft/208 Sq M



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



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		
	77	81
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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