



**Roadways, 232 Nottingham Road, Mansfield,  
Nottinghamshire, NG18 4SH**

**Offers Over £499,950**

**Tel: 01623 626990**

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



- Detached Family House Built c.1927
- Three Spacious Double Bedrooms
- Utility & Downstairs Shower Room
- Large Plot (0.31 Acres)
- Detached Double Garage
- Extended to rear in 2010
- Open Plan Living/Dining/Kitchen
- Two Reception Rooms
- South Facing Rear Garden
- Highly Regarded Suburban Location

A traditional, double fronted, three double bedroom detached family house occupying a large plot approaching one third of an acre with a south facing rear garden, situated a highly regarded suburban location within close proximity to a wide range of excellent facilities and within walking distance to High Oakham Primary School.

Roadways was built c.1927 and has been occupied by our clients since 2000. The property boasts ample off road parking which continues to the side and rear of the house. In addition, a detached double garage to the rear was built in 2005. The property has been extended to the rear and improved throughout by our clients over the years to include a rear extension in 2010 creating a utility, downstairs shower room and a large open plan living/dining space with vaulted ceiling and three sets of triple glazed bi-folding doors opening out onto the rear patio.

The property is beautifully presented throughout with modern and contemporary fixtures and fittings and retains much of the original character and charm. The ground floor layout comprises an entrance hall, lounge, sitting room, shower room, utility and an open plan living/dining/kitchen. The first floor galleried landing leads to three spacious double bedrooms and a modern family bathroom with a bath and separate shower. The property has an alarm system, gas central heating and UPVC double glazing with some windows having contemporary fitted window shutters.

## OUTSIDE

Roadways is positioned in a highly sought after suburban location on Nottingham Road within walking distance to High Oakham Primary School and a wealth of amenities. The property occupies a large plot extending to circa 0.31 of an acre, set back from the road with a front garden laid to lawn with mature trees and a pathway leads to a side gate providing access to the rear garden. A large and wide driveway with turning space provides ample off road parking for numerous vehicles which continues to the side where double gates open to the rear garden with further gravel driveway space leading to a detached double garage. To the rear of the property, there is a large and most delightful, south facing garden featuring two paved patios connected by a central pathway flanked by a low retaining walled boundary which extends across the full width of the property and continues to the other side where there is a gravelled area ideal for bin/shed storage with gated access to the front. There is a superb gazebo built in 2024 (18'2" x 8'11"), offering a fantastic entertaining space with tiled floor. There is a substantial lawn, pergola and a variety of mature shrubs and plants and apple trees at the end of the garden offering a lovely sheltered area. There are two sheds and a range of external light points to the house and garden.

A LARGE, OPEN FRONTED, BRICK STORM PORCH WITH ORIGINAL QUARRY TILED FLOOR AND A DOUBLE POWER SOCKET LEADS TO AN OBSCURE TRADITIONAL COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

## ENTRANCE HALL

21'1" x 6'5" (6.43m x 1.96m)

With parquet floor, wood floor, radiator, stairs to the first floor landing, obscure double glazed stained glass window to the front elevation and understairs storage/cloaks cupboard with light point, wood floor and consumer unit.

## LOUNGE

15'6" into bay x 13'11" (4.72m into bay x 4.24m)

A beautifully appointed, bay fronted reception room, having a cast iron open fire with granite hearth and a traditional 1920s surround. Radiator and double glazed bay window to the front elevation with fitted window shutters.

## SITTING ROOM

15'10" into bay x 13'4" (4.83m into bay x 4.06m)

A second beautifully appointed, triple aspect reception room, having a painted cast iron fireplace with open fire and tiled hearth. Two radiators, obscure double glazed stained glass window to the side elevation, double glazed bay window to the front elevation with fitted window shutters and double glazed window to the rear elevation also with fitted window shutters.

## OPEN PLAN LIVING/DINING KITCHEN

26'2" x 23'4" max (7.98m x 7.11m max)

A superb and spacious open plan family living/dining/kitchen with 3.9m vaulted ceiling and double glazed windows to the side and rear elevations together with two separate sets of triple glazed bi-folding doors leading out onto the south facing rear garden. The kitchen has modern high gloss base units, corner carousel unit and pan drawers, fitted shelving with LED lighting and silestone work surfaces. There is an original floor-to-ceiling built-in pantry cupboard with ample shelving. There is space for a Falcon cooking range with two ovens and a separate grill with a five ring gas hob and extractor hood above. Integrated appliances include a microwave and freezer. Plumbing for a dishwasher and space for a fridge. There is a central island with contrasting high gloss modern pan drawers on both sides complemented by silestone work surfaces and space for stools beneath. Tiled floor, wine rack, integrated wine cooler, radiator and ceiling spotlights. The living and dining areas has tiled flooring, underfloor heating, ceiling spotlights and three velux roof windows.

## UTILITY

6'1" x 4'9" (1.85m x 1.45m)

Having a Belfast sink with chrome swan-neck mixer tap and butchers block work surfaces. Wall mounted Baxi gas central heating boiler. Base unit and plumbing and space for a washing machine and tumble dryer. Tiled floor, two ceiling spotlights, 3m vaulted ceiling and triple glazed window to the side elevation.

### DOWNSTAIRS SHOWER ROOM

4'10" x 4'9" (1.47m x 1.45m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle with wall mounted rainfall shower. Low flush WC. Wall hung wash hand basin with mixer tap and tiled splashbacks. Chrome heated towel rail, tiled floor, 3m vaulted ceiling, extractor fan and obscure triple glazed window to the front elevation.

### FIRST FLOOR GALLERIED LANDING

14'7" x 5'10" (4.45m x 1.78m)

With picture rail, large double glazed window to the rear elevation with fitted window shutters and loft hatch with ladder attached leads to a large, boarded loft space.

### BEDROOM 1

16'1" into bay x 12'8" (4.90m into bay x 3.86m)

The first of three spacious double bedrooms, with radiator, cast iron fireplace, picture rail and double glazed bay window to the front elevation.

### BEDROOM 2

14'4" x 13'4" (4.37m x 4.06m)

A spacious, dual aspect, double bedroom, having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Radiator, obscure double glazed stained glass window to the side elevation and glazed windows to the front and rear elevations.

### BEDROOM 3

14'1" x 10'10" (4.29m x 3.30m)

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

### FAMILY BATHROOM

10'4" x 7'8" (3.15m x 2.34m)

Having a modern and contemporary four piece white suite comprising a roll top bathtub with separate floor mounted waterfall mixer tap plus pencil shower attachment. There is a large walk-in shower enclosure with rainfall shower plus additional shower attachment. Wall hung vanity unit with contemporary sink mounted on a marble work surface with mixer tap and ample storage drawers beneath. Low flush WC. Tiled floor, heated towel rail, eight ceiling spotlights, obscure double glazed stained glass window to the side elevation and obscure double glazed window to the rear elevation with fitted window shutters.

### DETACHED DOUBLE GARAGE

18'7" x 18'5" (5.66m x 5.61m)

Having twin double opening doors and a side entrance door. There are extensive base units and work surface. Water supply and power and light points.

### 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.





















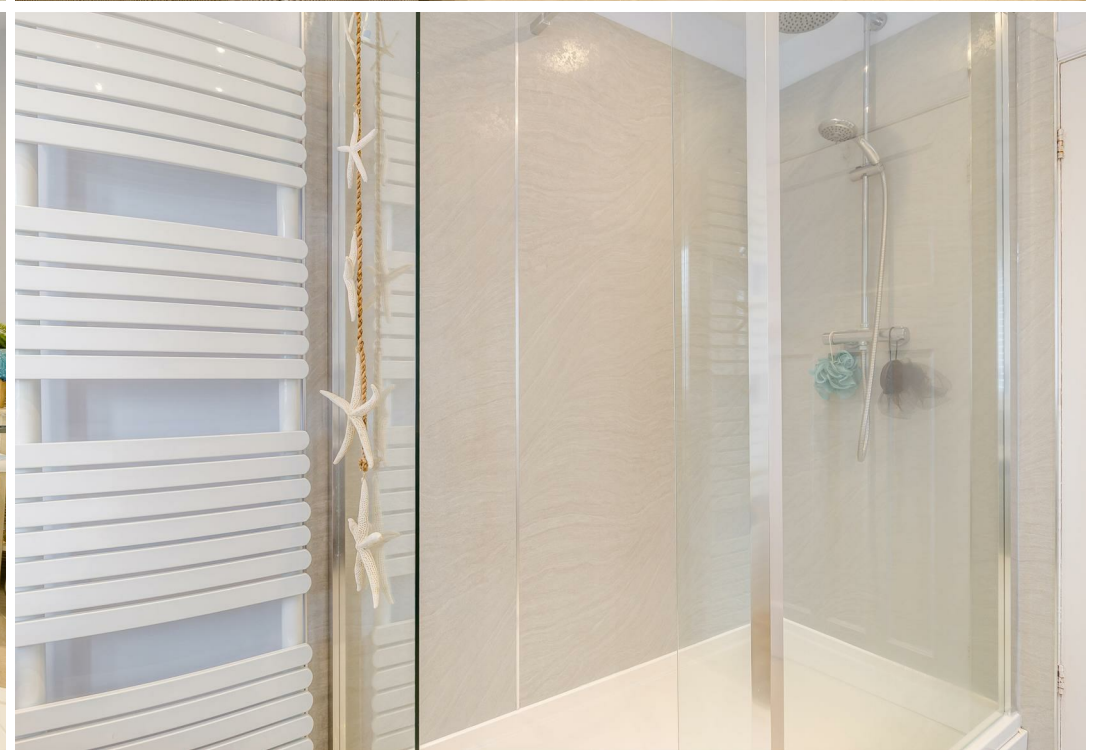






















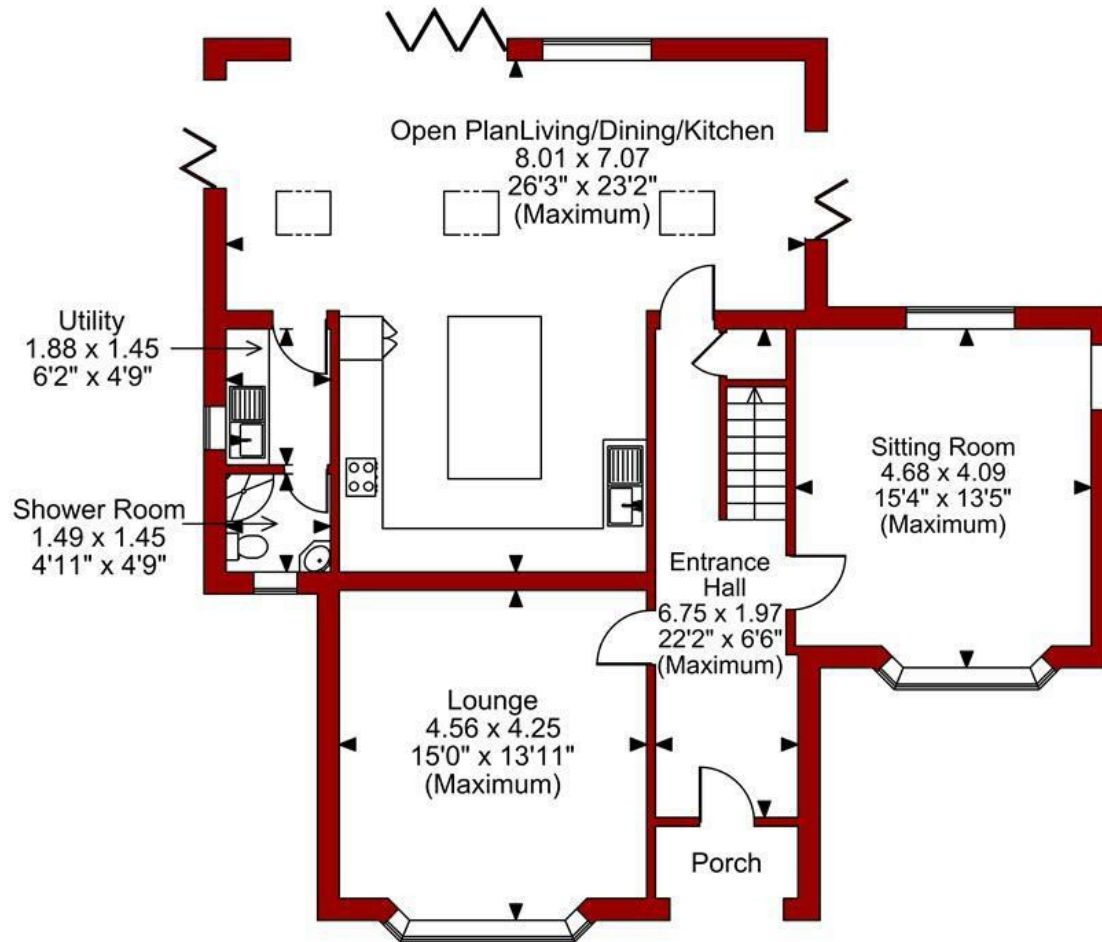




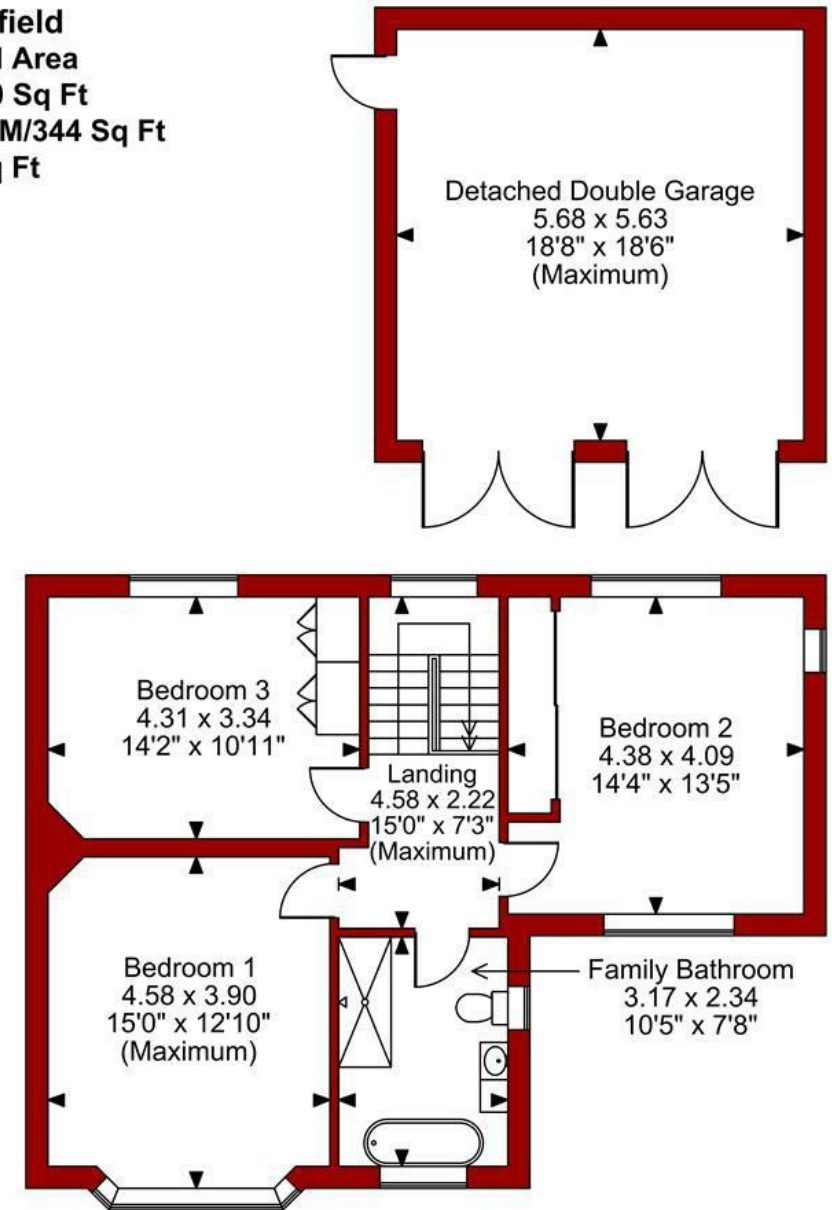




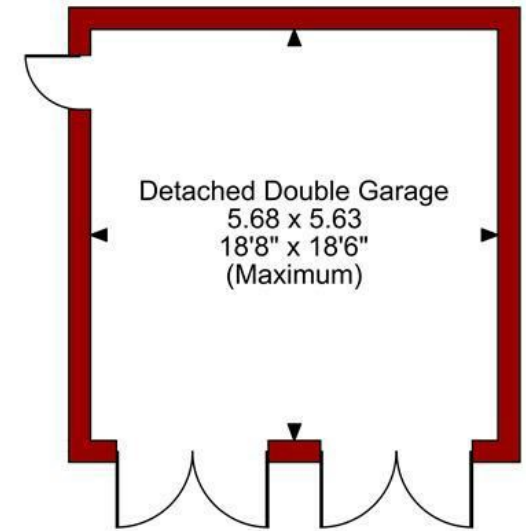
**Nottingham Road, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 169 Sq M/1820 Sq Ft**  
**Detached Double Garage = 32 Sq M/344 Sq Ft**  
**Total = 201 Sq M/2164 Sq Ft**



**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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	66
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



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