



6 The Avenue, Mansfield, Nottinghamshire,  
NG18 4PN

£695,000  
Tel: 01623 626990

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



- Detached Family Home
- Immaculately Presented Throughout
- 3 Reception Rooms
- Large Elevated Plot (0.20 Acres)
- Private South Facing Rear Garden
- Spacious Accommodation: 2,261 Sq Ft
- 4 Bedrooms & 3 Bath/Shower Rooms
- Kitchen/Breakfast Room & Utility
- Large Tandem Length Integral Garage
- Prime Berry Hill Location

We are delighted to offer to the market an impressive and spacious detached family house with four bedrooms and three reception rooms in a highly sought after Berry Hill location on The Avenue.

The property was built in the mid 1960s and has been occupied by our clients for the last 10 years. The property is presented in immaculate condition throughout, offering spacious family living accommodation extending to about 2,261 sq ft with four spacious bedrooms, three reception rooms and a modern kitchen/breakfast room.

The layout of living accommodation comprises an entrance porch, entrance hall, downstairs shower room, snug/study, a large triple aspect lounge with superb limestone fireplace, dining room, kitchen/breakfast room with integrated appliances and a utility which has access to the garage. The first floor galleried landing leads to a master bedroom with fitted wardrobes, a Samsung air conditioning and an en suite. There are three further bedrooms and a family bathroom. The property has gas central heating, UPVC double glazing and an alarm system.

## OUTSIDE

The property is situated in a prime, elevated position with lovely, open front aspects of mature trees between The Avenue and North Park. The property occupies a large plot extending to circa 0.20 of an acre featuring a good sized tarmacadam driveway with turning space which leads to a large, tandem length integral garage which was rebuilt by our clients. The front garden is mainly laid to lawn with borders to each side with plants and shrubs and an Indian sandstone pathway extends from the front door across the front lounge window to a side gate and path which provides access to the rear garden. To the rear of the property, there is a well maintained, private and south facing landscaped garden featuring a substantial Indian sandstone patio which extends across the full width of the property with side door access to garage and a useful bin storage area to the other side of the house. There is a low retaining stone walled boundary and steps at one end leading up to a large central lawn with borders to each side with plants, shrubs and trees. Beyond here, there is a tiered garden area on three levels with low stone walls, paving and further plants, shrubs and trees offering excellent privacy. The garden is enclosed on both sides and to the rear boundary by well maintained established conifer boundaries. There is a workshop equipped with power and light included in the sale, and a red cedar greenhouse available to purchase by separate negotiation.

## OPEN STORM PORCH

5'6" x 5'4" (1.68m x 1.63m)

AN OPEN FRONTED STORM PORCH WITH TWO ARCH OPENINGS AND A SANDSTONE FLOOR LEADS TO A FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

## ENTRANCE PORCH

5'11" x 5'5" (1.80m x 1.52m'1.52m)

With radiator and double glazed window to the front elevation. Connecting obscure glazed door leads through to the:

## ENTRANCE HALL

22'8" x 7'10" (6.91m x 2.39m)

A spacious entrance hallway with three radiators, coving to ceiling, stairs to the first floor landing, double glazed window to the front elevation and a built-in cloaks storage cupboard with hanging rail and shelving and sliding doors.

## DOWNSTAIRS SHOWER ROOM

7'10" x 5'10" (2.39m x 1.78m)

Having a contemporary three piece white suite with chrome fittings comprising a tiled shower cubicle with wall mounted rainfall shower. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail, extractor fan, coving to ceiling and obscure double glazed window to the front elevation.

## SNUG/STUDY

14'6" x 11'10" max (4.42m x 3.61m max)

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

## LOUNGE

27'3" x 13'11" (8.31m x 4.24m)

Having a superb, polished limestone fireplace with inset remote controlled living flame gas fire. Two radiators, coving to ceiling, five wall light points, double glazed window to the front elevation affording pleasant, elevated views across The Avenue and North Park, floor-to-ceiling windowpane to the rear elevation and sliding patio door leading out onto the south facing rear garden. Double doors through to the:

## DINING ROOM

11'11" x 11'11" (3.63m x 3.63m)

With radiator, coving to ceiling and sliding patio door leading out onto the south facing rear garden.

## KITCHEN/BREAKFAST ROOM

14'11" x 12'0" (4.55m x 3.66m)

Having a range of high quality oak shaker cabinets in contrasting colours with brushed chrome handles comprising wall cupboards, including display cabinets with with remote controlled internal lighting and under cabinet lighting, base units and drawers complemented by granite work surfaces and modern tiled splashbacks. Under mount 1 1/2 bowl stainless

steel sink with chrome Insinkerator boiling tap. Integrated Neff cooking appliances include a single and double electric oven and a warming drawer. Integrated Neff five ring induction hob with stainless steel extractor hood above. Integrated Bosch dishwasher, integrated Neff microwave and integrated Neff fridge, There is a peninsula island with base units, wine rack, further granite work surfaces and space for stools beneath. Tiled floor, electric underfloor heating, ample ceiling spotlights and double glazed window to the rear elevation. Connecting door to:

#### UTILITY

9'9" x 8'4" (2.97m x 2.54m)

Having space for a fridge and freezer. Plumbing for a washing machine. Worcester Bosch gas central heating boiler. Built-in storage cupboard with hanging rail and shelving and sliding doors. Single base unit, work surfaces and an inset stainless steel sink with drainer and mixer tap. Heated towel rail, double glazed window and door to the rear elevation leading out onto the south facing garden.

#### FIRST FLOOR GALLERIED LANDING

16'7" x 7'3" (5.05m x 2.21m)

With built-in linen cupboard, radiator, coving to ceiling, loft hatch and solar spot.

#### MASTER BEDROOM 1

17'9" max x 13'0" (5.41m max x 3.96m)

A good sized master bedroom, having extensive fitted furniture comprising L-shaped fitted wardrobes with hanging rails and shelving. Having a fitted dressing table with ample drawers. Radiator, Samsung air conditioner unit and double glazed window to the front elevation.

#### EN SUITE

9'3" x 4'9" (2.82m x 1.45m)

Having a contemporary three piece white suite with chrome fittings comprising a walk-in tiled shower enclosure with wall mounted rainfall shower. Pedestal wash hand basin with mixer tap. Low flush WC. Chrome heated towel rail, tiled walls, four ceiling spotlights, walk-in built-in storage cupboard with shelving and obscure double glazed window to the rear elevation.

#### BEDROOM 2

13'10" x 13'9" (4.22m x 4.19m)

A spacious second double bedroom, having extensive fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Radiator, Neptune LED ceiling fan and double glazed window to the front elevation affording lovely elevated views across The Avenue and North Park.

#### BEDROOM 3

13'0" x 10'4" (3.96m x 3.15m)

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

#### BEDROOM 4

12'4" x 7'5" (3.76m x 2.26m)

Having fitted wardrobes with hanging rails and separate storage cupboard above. Radiator and double glazed window to the rear elevation.

#### FAMILY BATHROOM

8'11" x 7'3" (2.72m x 2.21m)

Having a contemporary three piece white suite with chrome fittings comprising an panelled bath with mixer tap and wall mounted shower. Pedestal wash hand basin with mixer tap. Low flush WC. Airing cupboard hot water cylinder plus additional storage cupboard above. Chrome heated towel rail, tiled floor, tiled walls, four ceiling spotlights and obscure double glazed window to the rear elevation.

#### INTEGRAL TANDEM LENGTH GARAGE

36'3" x 11'0" (11.05m x 3.35m)

Equipped with power and light - automatic lighting on entry. Remote controlled electric up and over door. Electric meter, consumer unit and gas meter. Rear door to garden.

#### WORKSHOP

10'4" max x 9'3" (3.15m max x 2.82m)

L-shaped in configuration, with workbenches, ample power and light points and windows to the front and side elevations.

#### 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.













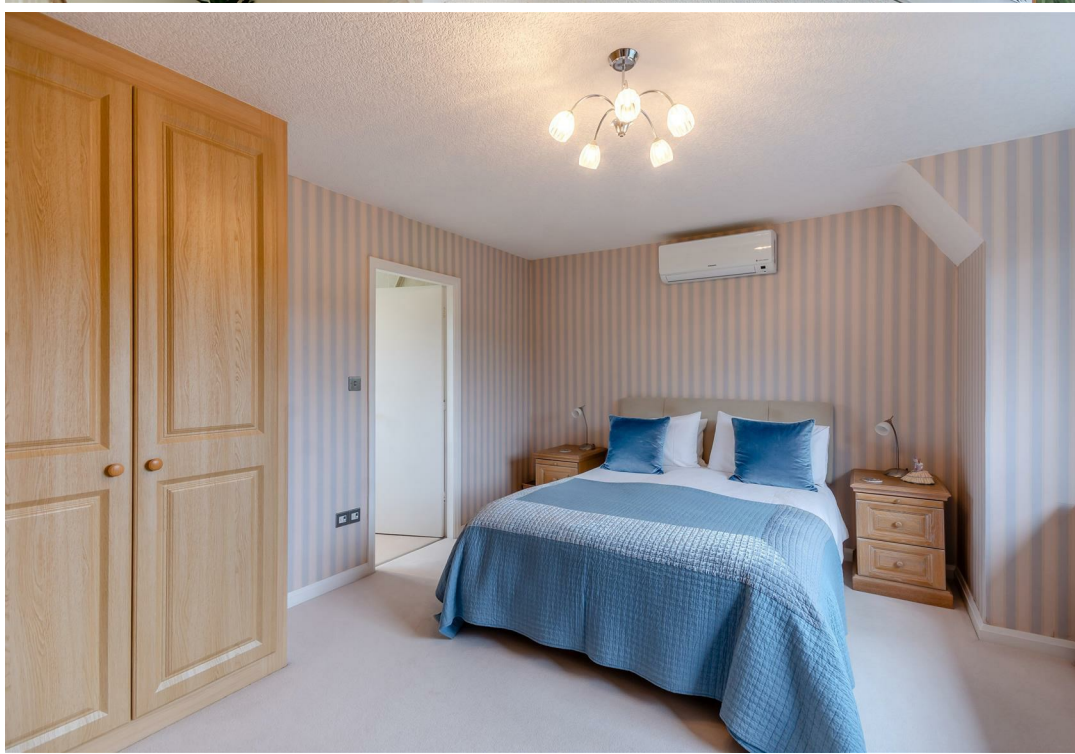






























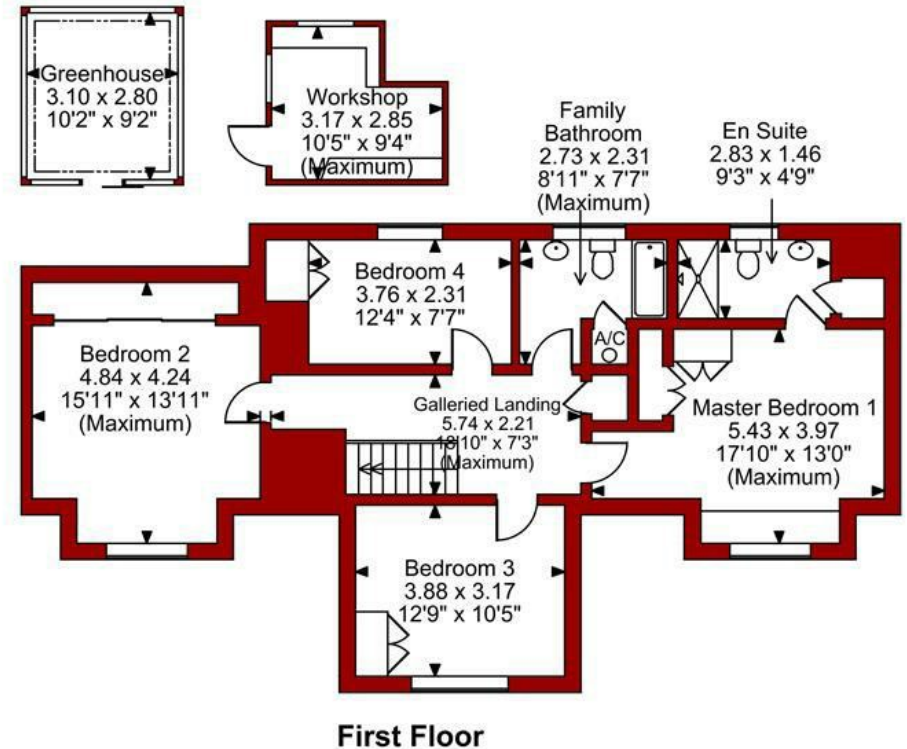
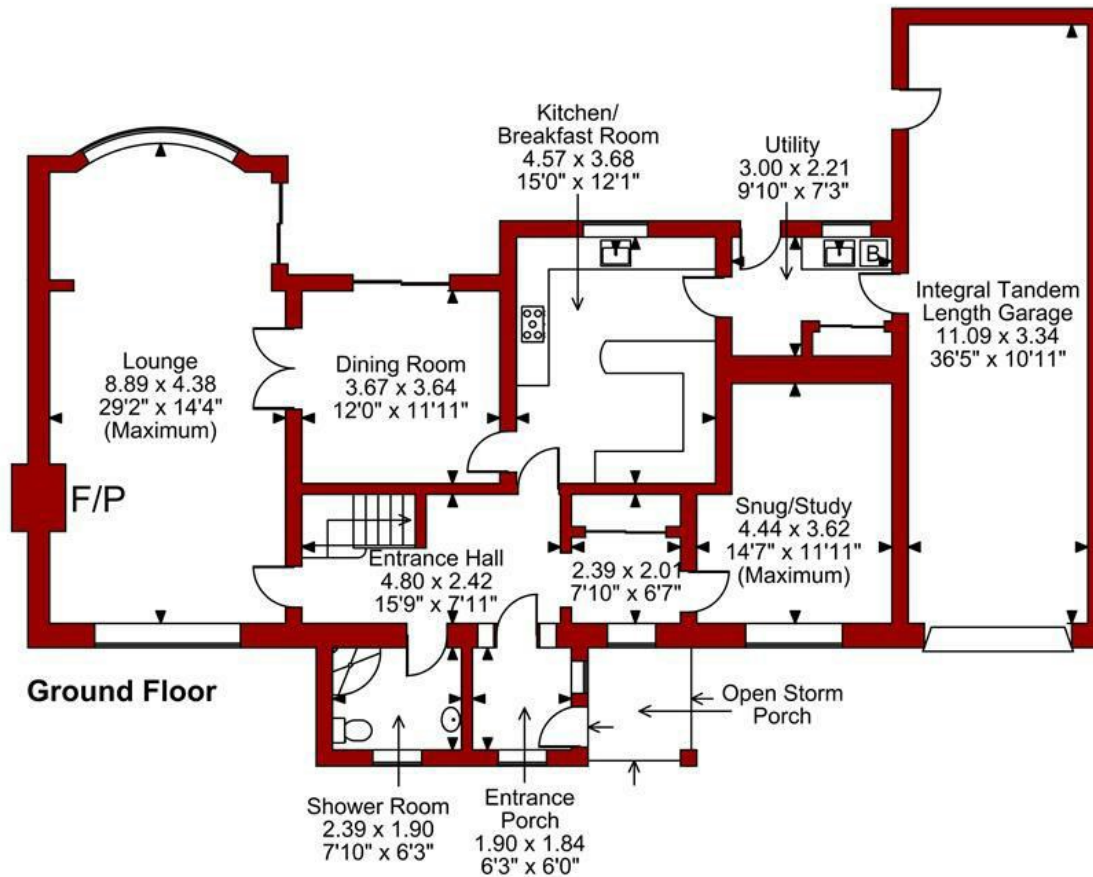








**The Avenue, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 210 SQ M / 2261 SQ FT**  
**Integral Tandem Length Garage = 37 SQ M / 399 SQ FT**  
**Workshop & Greenhouse = 16 SQ M / 176 SQ FT**  
**Total = 263 SQ M / 2836 SQ FT**



**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		
	62	75
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**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: [mansfield@richardwatkinson.co.uk](mailto:mansfield@richardwatkinson.co.uk)

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