



**31 Dunsil Road, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 7GD**

**No Chain £325,000**  
**Tel: 01623 626990**

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

- Modern Detached Family House
- 4/5 Bedrooms
- Modern En Suite & Family Bathroom
- Immaculately Presented
- Low Maintenance Landscaped Gardens
- Modernised & Improved Throughout
- Bedroom 5 Converted to a Utility
- Kitchen/Diner & Separate Lounge
- Driveway & Single Garage
- Opposite Open 'Green Space'

A modern 4/5 bedroom detached family house occupying a particularly pleasant position directly opposite an open 'green space'. Our clients have carried out a significant amount of modernisation and improvements to the house offering a first class, modern, family home with low maintenance landscaped gardens.

The property is presented in immaculate condition throughout with good sized living accommodation extending to 1,365 sq ft. The ground floor layout comprises an entrance hall, cloakroom, kitchen/diner and a superb lounge with feature media wall. The first floor landing leads to a master bedroom with extensive fitted wardrobes and a modern en suite. There are three further bedrooms, a former fifth bedroom converted into a utility and a modern family bathroom. The property has UPVC double glazing and gas central heating with the addition of electric underfloor heating to the hallway and lounge on individual thermostats.

The property is offered to the market with the benefit of no upward chain and internal viewing is highly recommended.

#### OUTSIDE

The property occupies a fantastic position opposite a large open 'green space'. The property stands back behind a beautifully appointed slate wall boundary frontage with a block paved pathway leading to the front entrance door. There is a driveway to the side which leads to a single garage. The front garden is mainly laid to gravel with plants and a block paved path in front of the house extends to the side where there is a composite and lockable gate which leads to a block paved pathway leading to the rear garden. To the rear of the property, there is a landscaped, low maintenance garden featuring a large, wraparound decked patio enclosed by modern glass balustrade which extends to the side where there is a UPVC door providing access to the garage. There is artificial lawn with slate chippings with shrubs to all borders, and the garden is enclosed on all sides by modern, composite fence panels.

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

#### ENTRANCE HALL

15'8" x 7'2" (4.78m x 2.18m)

With radiator, tiled floor, electric underfloor heating and stairs to the first floor landing.

#### DOWNSTAIRS WC

6'2" x 2'10" (1.88m x 0.86m)

Having a modern two piece white suite comprising a low flush WC with enclosed cistern. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Heated towel rail, laminate floor, two ceiling spotlights, fitted mirror above the sink with inset touch screen LED lighting and obscure double glazed window to the front elevation.

#### KITCHEN/DINER

15'7" into bay x 11'1" (4.75m into bay x 3.38m)

A modern and superbly appointed kitchen, having a range of high gloss, handleless cabinets in contrasting colours comprising wall cupboards with under lighting, base units and drawers complemented by quartz work surfaces. Under mount stainless steel sink with chrome swan-neck mixer tap. Integrated cooking appliances include two Neff single ovens, a Neff microwave and a five ring Bosch induction hob and built-in extractor hood above. Further integrated appliances include a dishwasher, fridge/freezer plus an additional freezer. There is fitted display shelving with LED under lighting above the sink, a useful corner carousel unit and a pull out larder unit. There is an island with pan drawers and matching quartz work surfaces with a pop up double power socket/USP point and an adjoining fitted table to seat four with two light points above. Cupboard housing the central heating boiler, tiled floor, eleven ceiling spotlights, radiator and double glazed bay window to the front elevation.

#### LOUNGE

18'8" x 14'7" (5.49m'2.44m x 4.45m)

A beautifully appointed reception room, having a modern media wall with a remote controlled electric, log effect living flame fire, large recess above with power points to hang a television. Floor-to-ceiling slate walls with spotlights above and glass display shelving. Tiled floor, electric underfloor heating, radiator, understairs storage cupboard, double glazed window and French doors leading out onto the rear garden.

#### FIRST FLOOR GALLERIED LANDING

12'5" x 8'4" (3.78m x 2.54m)

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

#### MASTER BEDROOM 1

14'10" x 10'7" (4.52m x 3.23m)

A good sized master bedroom, having extensive, modern fitted wardrobes with large brushed chrome handles, ample double hanging rails and shelving plus extensive drawers including two bedside tables. Radiator and double glazed window to the rear elevation.

#### EN SUITE

9'6" x 3'9" (2.90m x 1.14m)

Having a modern three piece white suite with chrome fittings comprising a walk-in tiled shower enclosure with ceiling mounted rainfall shower plus a n additional shower attachment. Wall hung vanity unit with inset wash hand basin with mixer tap and storage drawer beneath. Low flush WC with enclosed cistern. Tiled walls, heated towel rail, two

ceiling spotlights, extractor fan, shaver point, wall mounted fitted mirror with inset touch screen LED lighting and obscure double glazed window to the front elevation.

#### **BEDROOM 2**

11'2" x 10'3" (3.40m x 3.12m)

A second double bedroom, having modern fitted wardrobes with hanging rails and shelving. Radiator, laminate floor and double glazed window to the front elevation affording a lovely outlook across open 'green space'.

#### **BEDROOM 3**

11'3" x 10'3" (3.43m x 3.12m)

A third double bedroom, with radiator, laminate floor and double glazed window to the rear elevation.

#### **BEDROOM 4**

11'2" x 8'2" into wardrobes (3.40m x 2.49m into wardrobes)

Having extensive fitted wardrobes across one wall with ample hanging rails and shelving and sliding doors. Radiator, laminate floor and double glazed window to the rear elevation.

#### **BEDROOM 5/UTILITY ROOM**

8'2" x 6'3" (2.49m x 1.91m)

Previously bedroom five, this room has been converted to a utility room complete with high gloss modern cabinets, work surfaces, plumbing for a washing machine and space for a tumble dryer. Heated towel rail, four ceiling spotlights, extractor fan and double glazed window to the front elevation affording a lovely outlook across open 'green space'.

#### **FAMILY BATHROOM**

6'3" x 6'2" (1.91m x 1.88m)

Having a modern three piece white suite with chrome fittings comprising a panelled P-shaped bath with waterfall mixer tap, rainfall shower above plus an additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled walls, chrome heated towel rail, three ceiling spotlights, extractor fan, wall mounted fitted mirror with inset touch screen LED lighting and obscure double glazed window to the side elevation.

#### **GARAGE**

18'11" x 10'6" (5.77m x 3.20m)

With power and light points. Up and over door. UPVC rear door giving access to the garden.

#### **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.

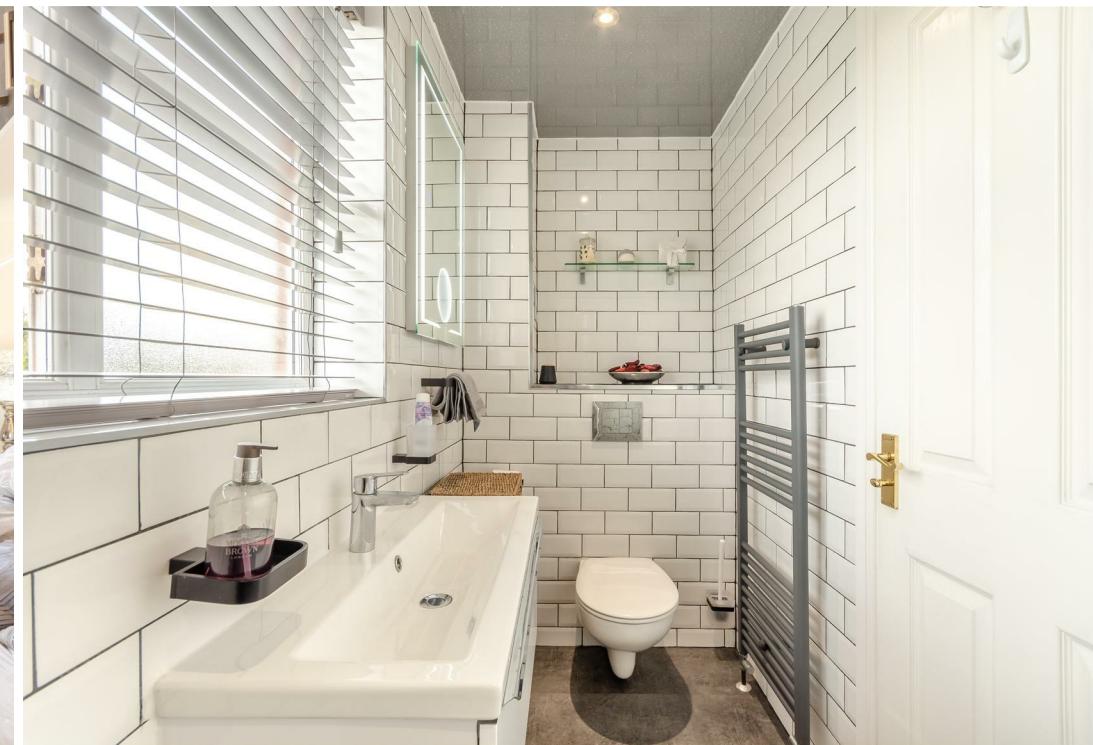
















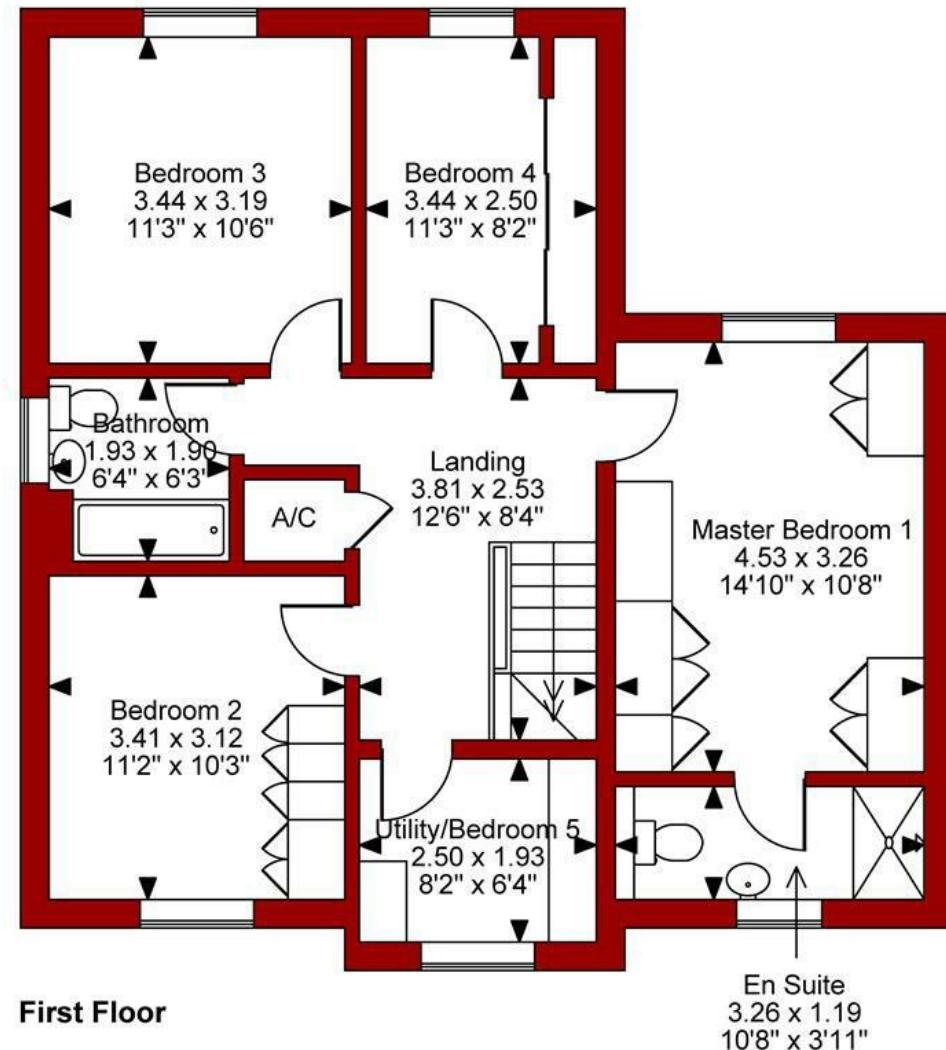
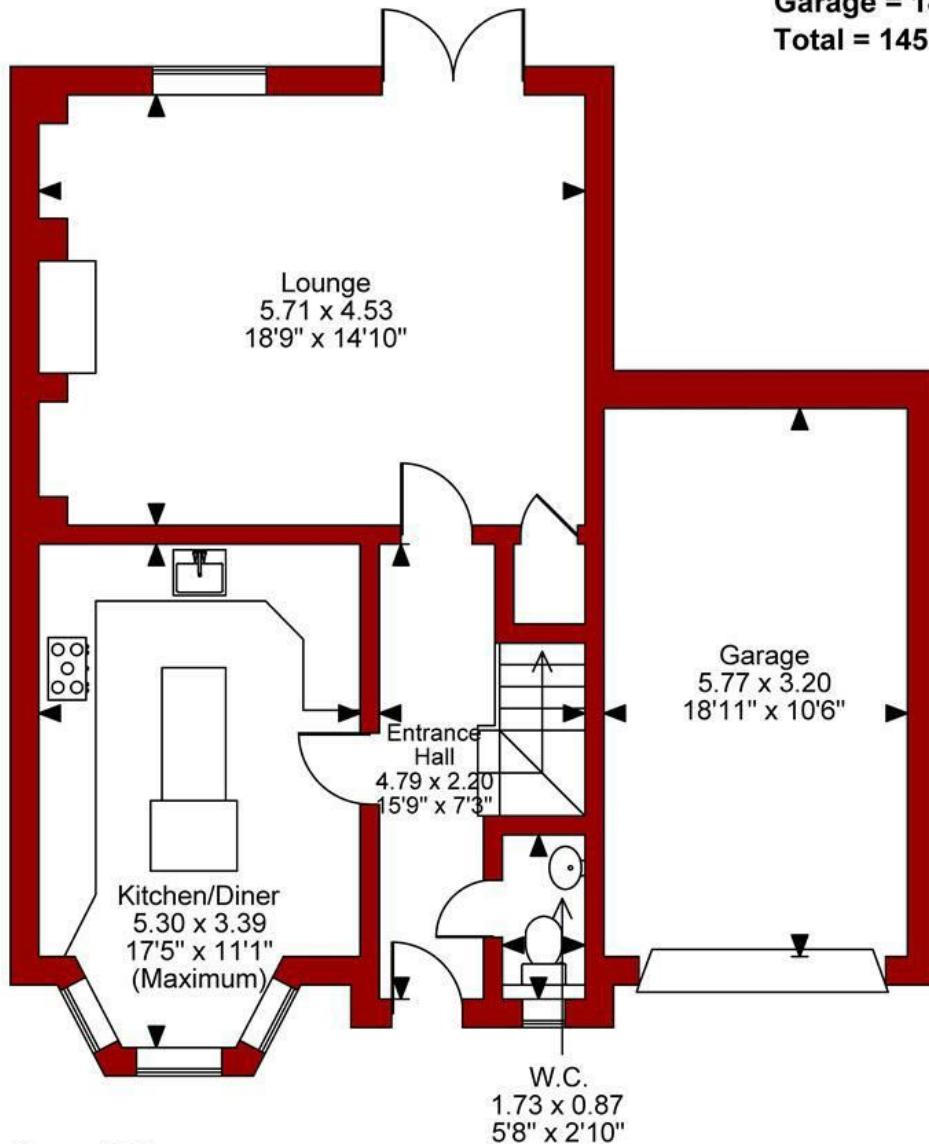








**Dunsil Road, Mansfield Woodhouse**  
**Approximate Gross Internal Area**  
**Main House = 127 SQ M / 1365 SQ FT**  
**Garage = 18 SQ M / 199 SQ FT**  
**Total = 145 SQ M / 1564 SQ FT**



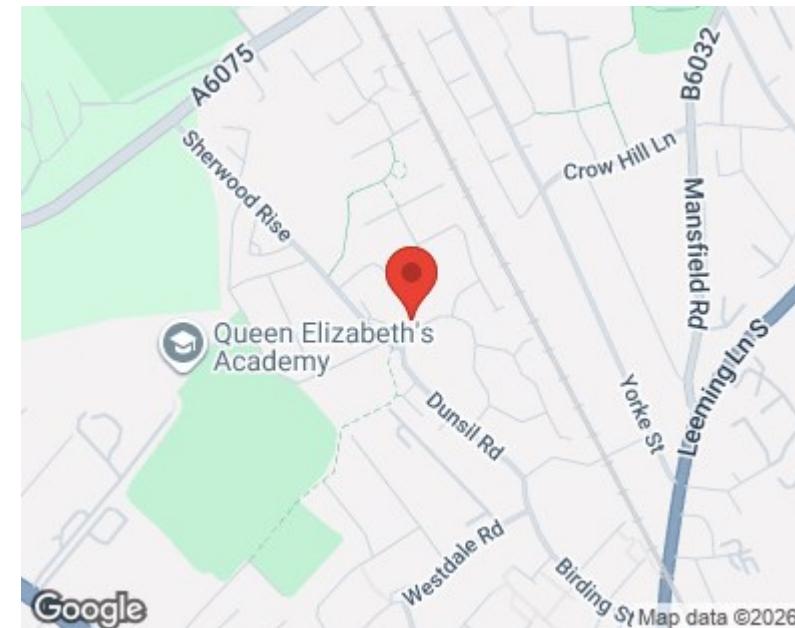
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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			
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 firms 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



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)

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