



**37 Derwent Avenue, Mansfield,  
Nottinghamshire, NG18 3PD**

**No Chain £249,995**

**Tel: 01623 626990**

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

- Modern Semi Detached House
- Spacious Accommodation: 1,343 Sq Ft
- 2 En Suites & Bathroom
- Separate Kitchen/Diner
- Enclosed Rear Garden
- Three Storey Living
- Four Bedrooms
- Bay Fronted Lounge
- Block Paved Driveway x2 Cars
- Popular Residential Location

A modern three bedroom semi detached house built in 2012 boasting spacious family living accommodation spanning across three floors extending to circa 1,343 sq ft with four bedrooms and three bath/shower rooms.

The ground floor layout comprises an entrance hall, utility/WC, bay fronted lounge and a kitchen/diner with French doors. The first floor landing leads to a large master bedroom with an en suite. There are two further bedrooms and a family bathroom. The second floor landing leads to a spacious L-shaped bedroom with an en suite.

### OUTSIDE

There is a double width block paved driveway frontage providing off road parking for two cars with low maintenance gardens to each side. A paved pathway in front of the property extends to the side where gated access leads round to the rear of the property. The rear garden includes a raised paved patio extending the full width of the property with timber railings boundary and steps at the end leading down to a lower level lawn and further patio area.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE HALL

13'7" x 5'2" (4.14m x 1.57m)

Having a built-in cloaks cupboard, radiator, stairs to the first floor landing and double glazed window to the side elevation.

### UTILITY/WC

6'4" x 4'1" (1.93m x 1.24m)

Having a low flush WC. Wall mounted wash hand basin with chrome mixer tap and tiled splashbacks. Plumbing for a washing machine and a space for a tumble dryer with work surface over. Two wall mounted cupboards housing the gas fired central heating boiler. Consumer unit, radiator, tiled floor, extractor fan and obscure double glazed window to the front elevation.

### LOUNGE

15'2" into bay x 11'5" (4.62m into bay x 3.48m)

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

### KITCHEN/DINER

19'8" x 11'7" (5.99m x 3.53m)

Having a range of wall cupboards, base units and drawers with brushed metal handles and extensive work surfaces including a peninsula island with space for stools underneath. Insert stainless steel sink with drainer and mixer tap. Integrated electric oven, four ring gas hob and stainless steel extractor hood above. Integrated dishwasher and integrated fridge/freezer. Radiator, double glazed window to the rear elevation and French doors leading out onto the rear garden.

### FIRST FLOOR LANDING

7'10" x 6'11" (2.39m x 2.11m)

### MASTER BEDROOM 1

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

A good sized double bedroom with radiator and double glazed window to rear elevation.

### EN SUITE

8'7" x 3'2" (2.62m x 0.97m)

Having a three piece white suite with chrome fittings comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap and tiled splashbacks. Low flush WC. Radiator, two ceiling spotlights and extractor fan.

### BEDROOM 2

11'8" x 10'2" (3.56m x 3.10m)

A second double bedroom with radiator and double glazed window to the front elevation.

### BEDROOM 4

11'9" x 6'11" (3.58m x 2.11m)

With radiator and double glazed window to the rear elevation.

### FAMILY BATHROOM

7'9" x 5'11" (2.36m x 1.80m)

Having a three piece white suite with chrome fittings comprising a panelled bath with shower over. Wall hung wash hand basin with mixer tap. Low flush WC. Radiator, tiled floor, part tiled walls, extractor fan and obscure double glazed window to the front elevation.

### SECOND FLOOR LANDING

With roof window to the side elevation.

### BEDROOM 3

19'9" max x 16'2" (6.02m max x 4.93m)

A spacious L-shaped double bedroom with radiator and two large roof windows to the rear elevation.

### EN SUITE

5'5" x 5'5" (1.65m x 1.65m)

Having a three piece white suite comprising a tiled shower cubicle. Wall hung wash and basin with mixer tap and tiled splashbacks. Low flush WC. Radiator, extractor fan and recessed shelving area.

### 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.

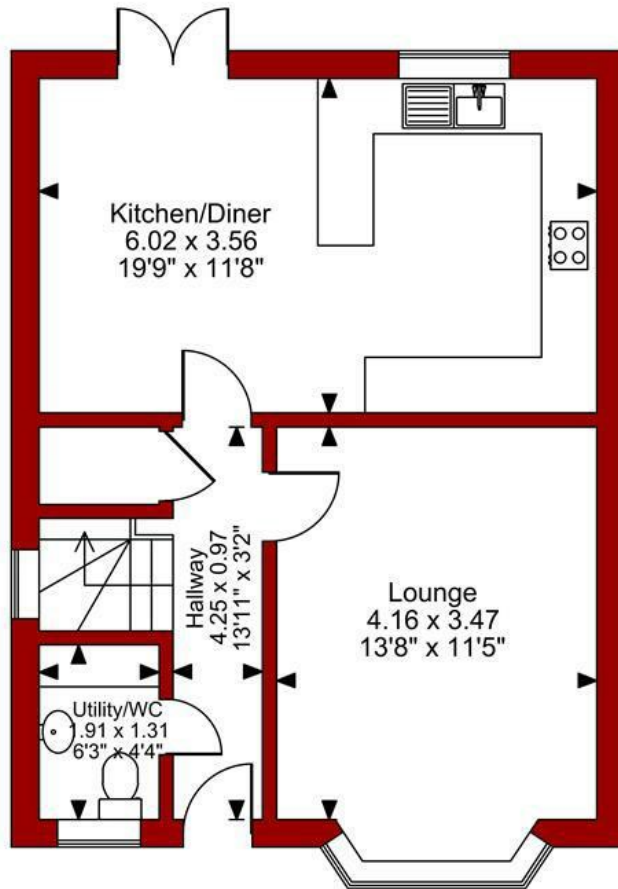




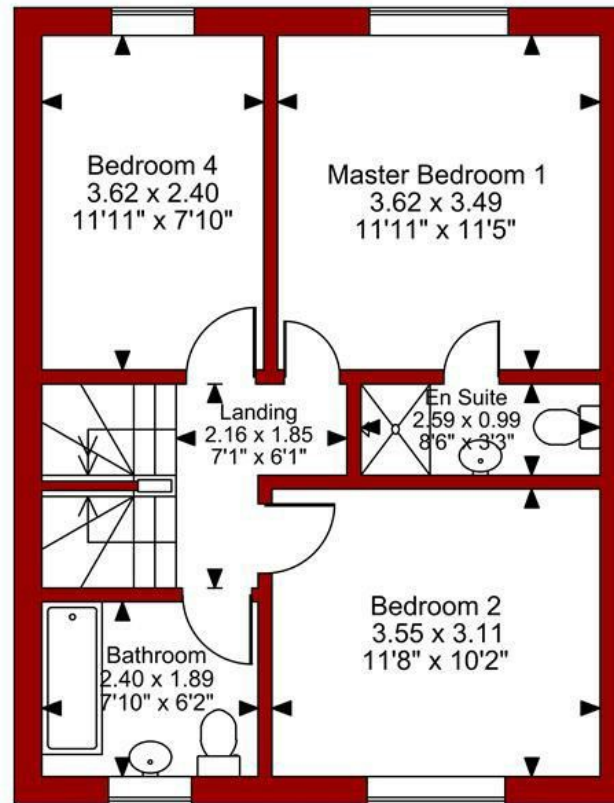




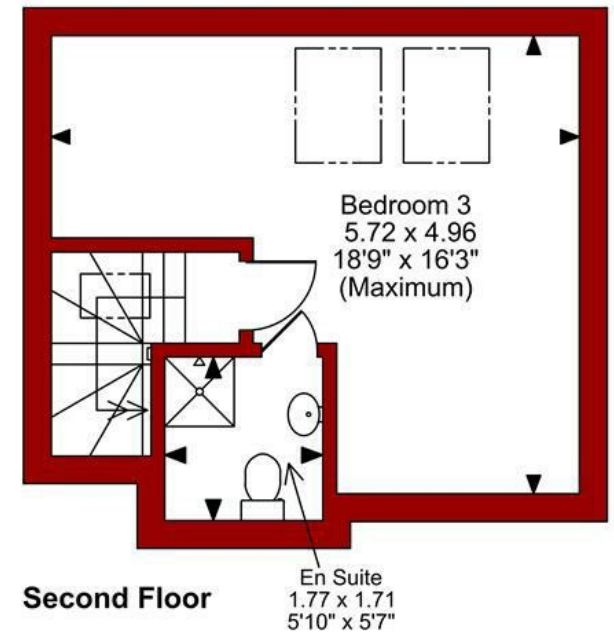
**Derwent Avenue, Mansfield**  
**Approximate Gross Internal Area**  
**125 SQ M / 1343 SQ FT**



**Ground Floor**



**First Floor**



**Second 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                                 |         | 86                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 77      |                         |
| (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 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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1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: [mansfield@richardwatkinson.co.uk](mailto:mansfield@richardwatkinson.co.uk)

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