



**1 North Park, Mansfield, Nottinghamshire,  
NG18 4PA**

**No Chain £900,000  
Tel: 01623 626990**

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

- Individual Detached Bungalow
- Substantial Floor Area: 2,661 Sq Ft
- Open Plan Lounge/Dining Room
- Large, Private Plot (0.5 Acres)
- Large Detached Double Garage
- Considerable Scope & Potential
- 4 Bedrooms & 2 Bath/Shower Rooms
- Kitchen/Breakfast Room & Utility
- Substantial In-and-Out Driveway
- Exclusive Berry Hill Location!

An individually designed and substantial four double bedroom detached bungalow occupying a large, private plot extending to circa 0.50 of an acre with a substantial in-and-out driveway and a large, 467 sq ft detached double garage.

The property provides spacious and versatile living accommodation extending to circa 2,661 sq ft. There is an initial vaulted entrance porch with double doors opening through to a large reception hallway, cloaks and a WC. There is an L-shaped, dual aspect, open plan lounge/dining room, conservatory, dining room/bedroom four, office, kitchen/breakfast room, utility, workshop, master bedroom with extensive fitted wardrobes and an en suite, two further double bedrooms and a bathroom/wet room. The property benefits from solar panels owned by the property, gas central heating from a Worcester Bosch combi boiler and UPVC double glazed windows.

In our opinion, the property has considerable scope and potential, including potential redevelopment of the site for a replacement dwelling or dwellings, subject to obtaining necessary planning permission. There is also a large roof void to the property with scope for a loft conversion, subject to obtaining planning permission.

The property is offered to the market with the benefit of no upward chain and viewings can be arranged by appointment with the selling agent.

## OUTSIDE

The property is positioned on North Park, an exclusive location in one of south Mansfield's most highly regarded addresses with a most delightful woodland backdrop bordering to Berry Hill Park. The property stands back from the road behind a hedgerow boundary frontage with double brick pillars at each end with one having a pedestrian gate and gated entrance opening to a substantial in-and-out tarmacadam driveway with turning space and off road parking for numerous vehicles. There is a low retaining stone wall boundary with a raised garden area above topped with driveway lighting. There is a large detached double garage with a remote controlled electric door and additional parking to the side which leads round behind the garage to a useful storage area with gate providing access to the side and rear of the property. There is a high walled boundary between the property and garage with a pedestrian gate opening to a large, south facing, private paved patio side garden area with further gate leading to a low maintenance gravel area with space to keep a shed or greenhouse. Beyond here, takes you to the rear garden which is completely private with extensive lawns, conifers and mature plants, shrubs and trees. There is an extensive patio

which extends across the full width of the property with central seating area and a winding pathway leading to further seating area at the end of the garden. The garden enjoys wonderful privacy and a lovely backdrop of trees bordering to Berry Hill Park. To the other side of the property, there is a substantial, private patio on two levels with a low stone wall boundary with raised beds above and a high walled boundary and gate provides access to the front.

A SOLID WOOD FRONT ENTRANCE DOOR PROVIDES ACCESS TO THE:

## ENTRANCE PORCH

10'6" x 6'9" (3.20m x 2.06m)

With feature vaulted, beamed ceiling, oak flooring, radiator, double glazed window to the side elevation and double doors opening to:

## RECEPTION HALL

30'3" x 13'3" max (9.22m x 4.04m max)

With two radiators, coving to ceiling, oak flooring and loft hatch.

## HALLWAY CONTINUED

16'4" x 3'11" (4.98m x 1.19m)

With radiator, oak flooring and coving to ceiling.

## CLOAKS

5'8" x 4'6" (1.73m x 1.37m)

With oak flooring and two ceiling spotlights. Open plan to:

## WC

6'2" x 4'4" (1.88m x 1.32m)

Having a two piece white suite comprising a contemporary wash hand basin with chrome swan-neck mixer tap. Low flush WC. Radiator, oak flooring, four ceiling spotlights and obscure double glazed window to the front elevation.

## OPEN PLAN LOUNGE/DINING ROOM

26'7" max x 20'5" (8.10m max x 6.22m)

(12'11" into dining area). A superb dual aspects reception room, having a modern stone fireplace with inset remote controlled, log effect, electric fire. Three radiators, coving ceiling, open book shelving with built-in storage cupboards beneath, double glazed windows to the front and rear elevations and double doors through to the:

## CONSERVATORY

10'8" x 10'4" (3.25m x 3.15m)

With radiator, tiled floor, double glazed windows and patio door leading out onto the rear garden.

## DINING ROOM/BEDROOM 4

16'11" x 13'11" (5.16m x 4.24m)

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

## KITCHEN/BREAKFAST ROOM

19'1" x 12'9" (5.82m x 3.89m)

Having an ample range of shaker cabinets with traditional handles comprising wall cupboards, base units and drawers complemented by black granite work surfaces. Large matching dresser cabinets with display cabinets and glass shelving, matching granite work surfaces and storage cupboards and drawers. Under mount 1 1/2 bowl stainless steel sink with chrome swan-neck mixer tap. Integrated dishwasher and integrated fridge. Freestanding Belling cooking range with two ovens, a separate grill and storage drawer, seven ring gas hob available to purchase by separate negotiation and stainless steel extractor hood above. Freestanding American fridge freezer available to purchase by separate negotiation. Tiled floor, ample ceiling spotlights, radiator, double glazed window to the rear elevation and patio door leading out onto the rear garden.

## MASTER BEDROOM 1

16'1" x 15'9" (4.90m x 4.80m)

A large master bedroom, having an extensive range of fitted wardrobes across three walls with double hanging rails, shelving plus overhead storage cupboards and two matching bedside tables. Radiator, coving to ceiling and double glazed window to the rear elevation.

## EN SUITE

11'3" max x 5'8" (3.43m max x 1.73m)

Having a modern three piece white suite comprising a tiled shower cubicle. Wall hung vanity unit with contemporary wash hand basin with mixer tap, work surface to each side and two storage drawers beneath. Low flush WC. Tiled walls, tiled floor, eight ceiling spotlights, chrome heated towel rail, extractor fan and obscure double glazed window to the side elevation.

## BEDROOM 2

14'10" x 11'10" (4.52m x 3.61m)

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

## BEDROOM 3

13'10" x 9'9" (4.22m x 2.97m)

Having extensive fitted wardrobes with hanging rails and shelving plus overhead storage cupboards with three external spotlights. Separate fitted dressing table with extensive drawers. Radiator and double glazed window to the rear elevation.

## BATHROOM/WET ROOM

9'9" x 8'9" (2.97m x 2.67m)

Having a modern three piece white suite with chrome fittings comprising a bathtub with swan-neck mixer tap. Wall hung vanity unit with inset wash hand basin with swan-neck mixer tap and storage cupboards beneath. Low flush WC. Walk-in shower area with wall mounted shower. Nine ceiling spotlights, chrome heated towel rail, extractor fan and wall mounted cupboard.

## UTILITY

19'7" x 6'4" (5.97m x 1.93m)

Having a range of fitted cabinets comprising wall cupboards, base units, shelving and work surfaces. Inset stainless steel sink with drainer and swan-neck mixer tap. Plumbing for a washing machine and space for a tumble dryer. Space for a fridge and space for a separate freezer. Radiator and obscure double glazed window to the front elevation.

## WORKSHOP

10'10" x 6'11" (3.30m x 2.11m)

Having wall cupboards, base units, drawers and work surfaces. Wall mounted Worcester Bosch central heating boiler, heated towel rail and obscure UPVC double glazed side entrance door.

## OFFICE

10'7" x 8'8" (3.23m x 2.64m)

Having a large U-shaped fitted desk, ample shelving, obscure double glazed windows to the side elevation and double glazed window to the front elevation.

## DETACHED DOUBLE GARAGE

23'11" x 19'11" (7.29m x 6.07m)

Equipped with power and light and ample fitted shelving. Remote controlled electric up and over door. Two obscure double glazed windows to the side elevation and side entrance door.

## SUMMERHOUSE

12'2" x 12'2" (3.71m x 3.71m)

With two windows to the front elevation.

## 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.

















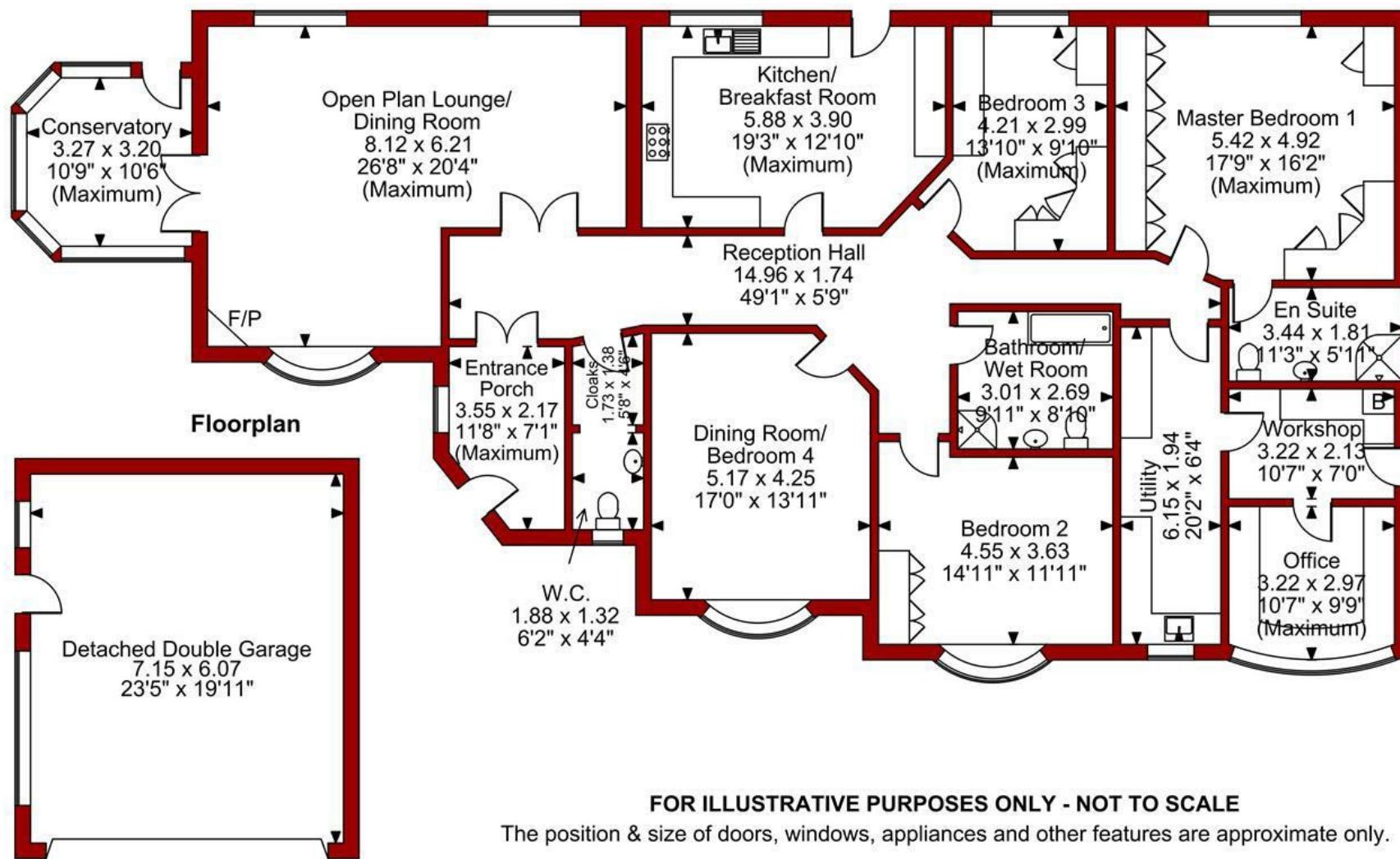








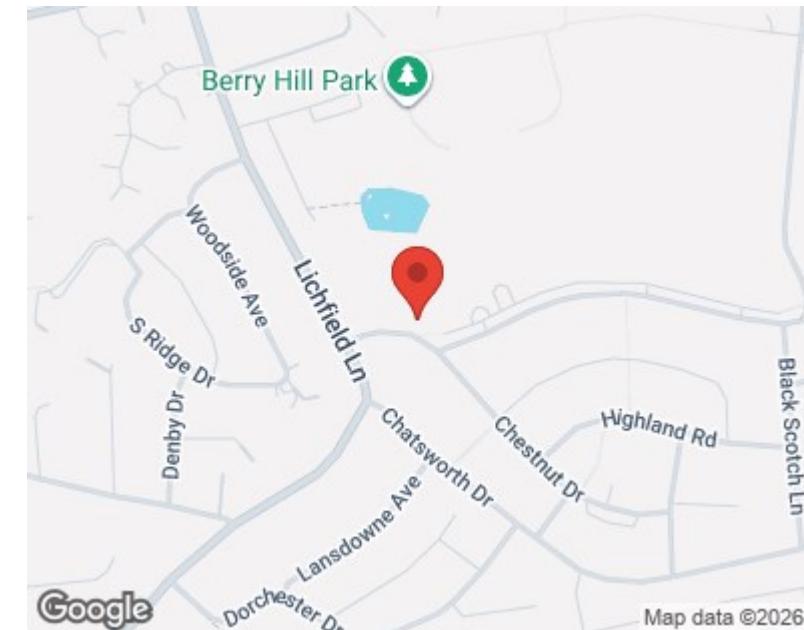
**North Park, Mansfield**  
**Approximate Gross Internal Area**  
**Bungalow = 247 SQ M / 2661 SQ FT**  
**Detached Double Garage = 43 SQ M / 467 SQ FT**  
**Summerhouse = 14 SQ M / 149 SQ FT**  
**Total = 304 SQ M / 3277 SQ FT**





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



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