



2 Heron Way, Mansfield, Nottinghamshire,
NG19 6EQ

Offers In The Region Of £325,000

Tel: 01623 626990

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

- Modern Detached Family House
- Master Bedroom with En Suite
- Separate Lounge & Utility
- Double Width Driveway
- Integral Garage/Store
- Four Bedrooms
- Large, 7.9m Open Plan Kitchen/Diner
- Conservatory
- Front & Rear Gardens
- Popular Location off Water Lane

Offered to the market with the benefit of no upward chain, we are pleased to present to the market this modern four bedroom detached family house in a popular location off Water Lane. The property was built in 2004 and provides a spacious layout of family living accommodation extending to circa 1,465 sq ft with a conservatory and partial garage conversion to a useful utility.

The property is presented in good condition throughout and benefits from gas central heating and UPVC double glazing. The ground floor provides an entrance hall, downstairs WC, bay fronted lounge with double doors opening to a large open plan kitchen/diner, conservatory and a utility. The first floor landing leads to a good sized master bedroom with an en suite. There are three further bedrooms and a shower room.

OUTSIDE

The property has a double width driveway providing off road parking for two vehicles in front of an integral garage/store. The front garden is laid to lawn with plants and gravel borders each side of the driveway with a pathway on one side with gate at the end leading to the rear garden. To the rear of the property, there is an outside tap and a good sized paved patio which extends to a pathway behind the conservatory to another paved and gravel seating area. Beyond here, there is a lawn, a shed and borders with plants and shrubs.

AN OPEN FRONTED STORM PORCH WITH LIGHT POINT LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

14'2" x 5'10" (4.32m x 1.78m)

With radiator, laminate floor, five ceiling spotlights and stairs to the first floor landing.

DOWNSTAIRS WC

5'1" x 3'4" (1.55m x 1.02m)

Having a low flush WC. Pedestal wash hand basin and tiled splashbacks. Radiator, extractor fan and ceiling spotlight.

LOUNGE

15'8" x 10'11" (4.78m x 3.33m)

Having an electric fire with granite hearth and traditional style surround. Radiator, double glazed window to the front elevation and double doors through to the:

LARGE OPEN PLAN KITCHEN/DINER

25'11" x 13'7" max (7.90m x 4.14m max)

(10'3" into dining area). A large, 7.9m open plan kitchen/diner, having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Modern tiled splashbacks. Integrated double oven, four ring gas hob and stainless steel extractor hood above. Plumbing and space for a slimline dishwasher. Space for a fridge/freezer. Cupboard housing the Baxi central heating boiler. Laminate floor, ten ceiling spotlights, radiator, floor-to-ceiling radiator, two double glazed windows to the rear elevation, side entrance door and French doors lead through to the conservatory.

UTILITY

8'0" x 5'11" (2.44m x 1.80m)

Having wall cupboards, base units and work surfaces. Plumbing and space for a washing machine. Laminate floor, consumer unit and connecting door to a garage store.

CONSERVATORY

10'6" x 8'11" (3.20m x 2.72m)

With French doors leading out onto the rear garden.

FIRST FLOOR LANDING

12'4" x 3'10" (3.76m x 1.17m)

With three ceiling spotlights, loft hatch and airing cupboard housing the hot water cylinder.

MASTER BEDROOM 1

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

With radiator and double glazed window to the front elevation.

EN SUITE

8'1" max x 5'9" (2.46m max x 1.75m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, chrome heated towel rail, fitted storage cupboard with work surface over, three ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

BEDROOM 2

12'6" x 9'3" (3.81m x 2.82m)

A second double bedroom, having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

BEDROOM 3

12'5" x 8'5" (3.78m x 2.57m)

A third double bedroom, having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the front elevation.

BEDROOM 4

10'5" max into alcove x 8'10" (3.18m max into alcove x 2.69m)

With radiator and double glazed window to the rear elevation.

SHOWER ROOM

8'4" max x 7'4" (2.54m max x 2.24m)

Having a modern three piece white suite with chrome fittings comprising a large, walk-in tiled shower enclosed with rainfall shower plus additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard and drawers beneath. Low flush WC with enclosed cistern. Five ceiling spotlights, chrome heated towel rail, extractor fan and obscure double glazed window to the rear elevation.

INTEGRAL GARAGE STORE

10'11" x 9'8" (3.33m x 2.95m)

Equipped with power and light. Up and over door. Connecting door leads to the utility.

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

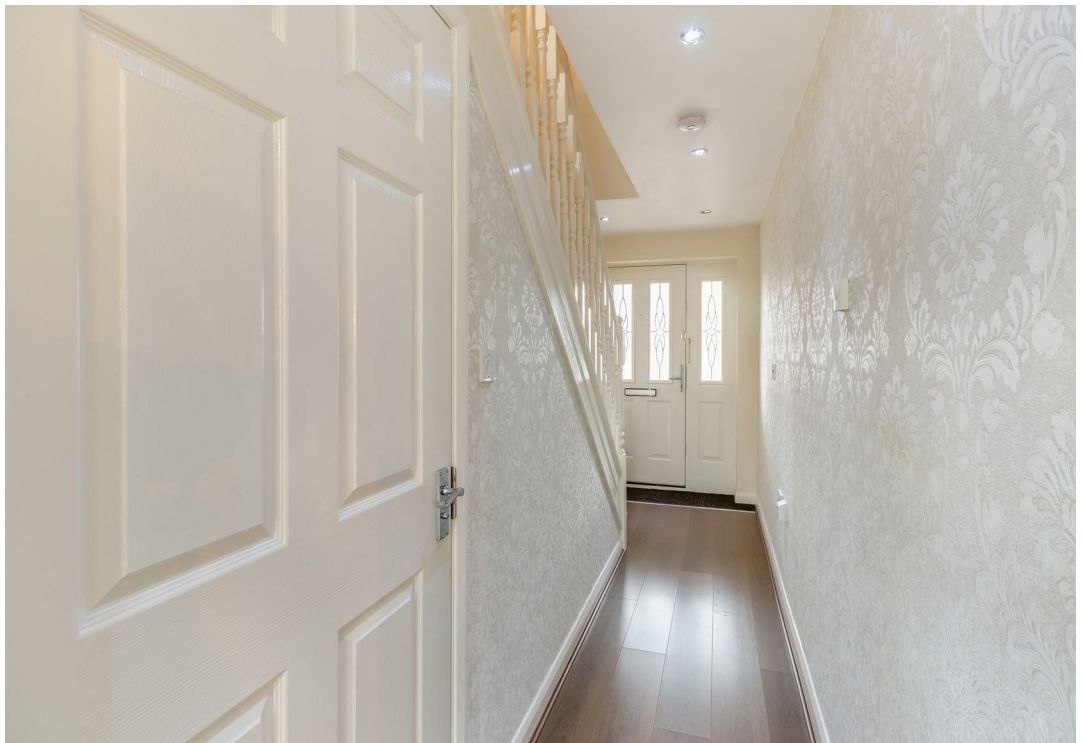
All mains services are connected.

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

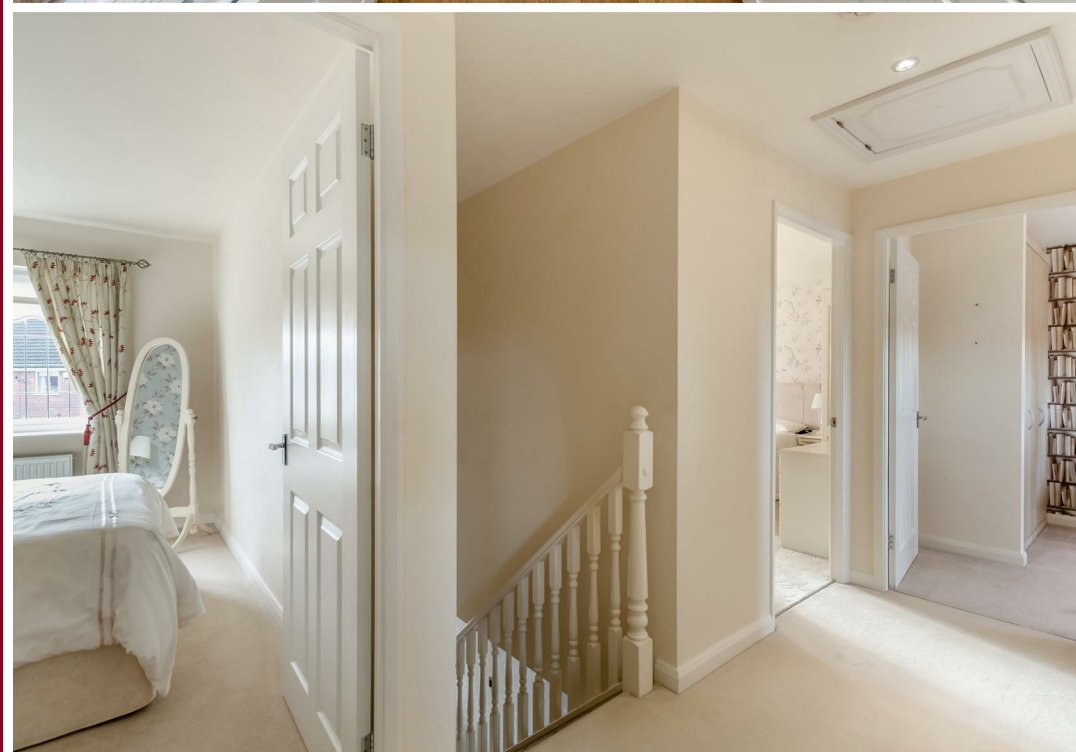
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



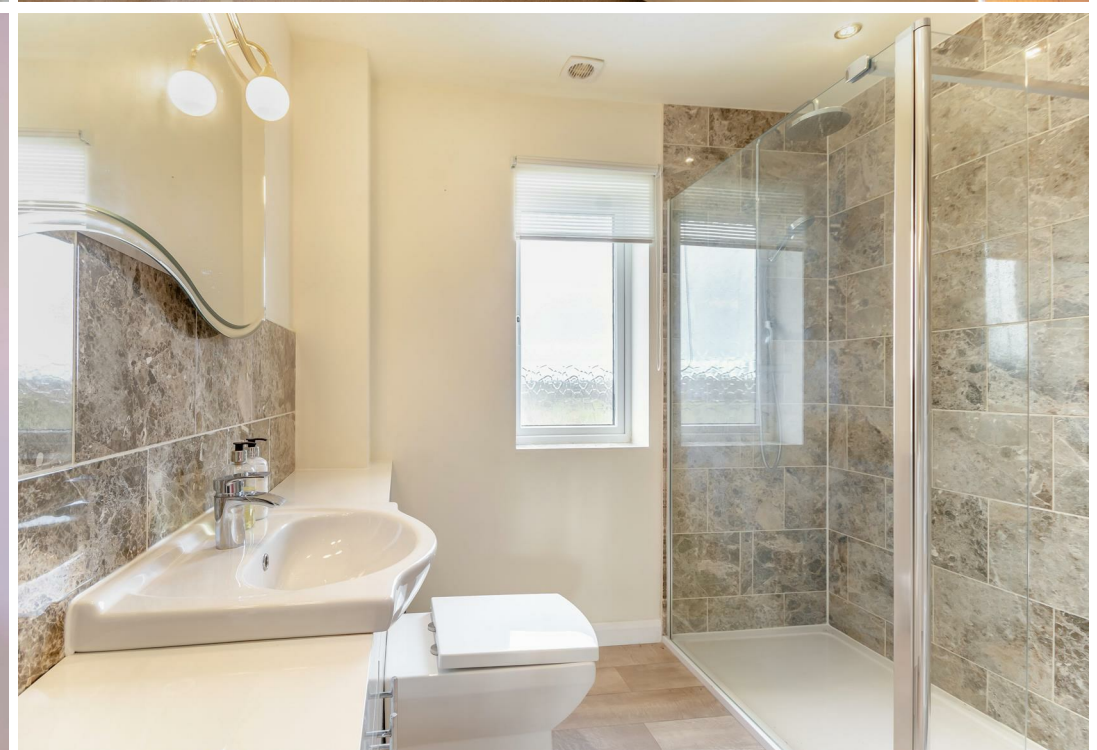








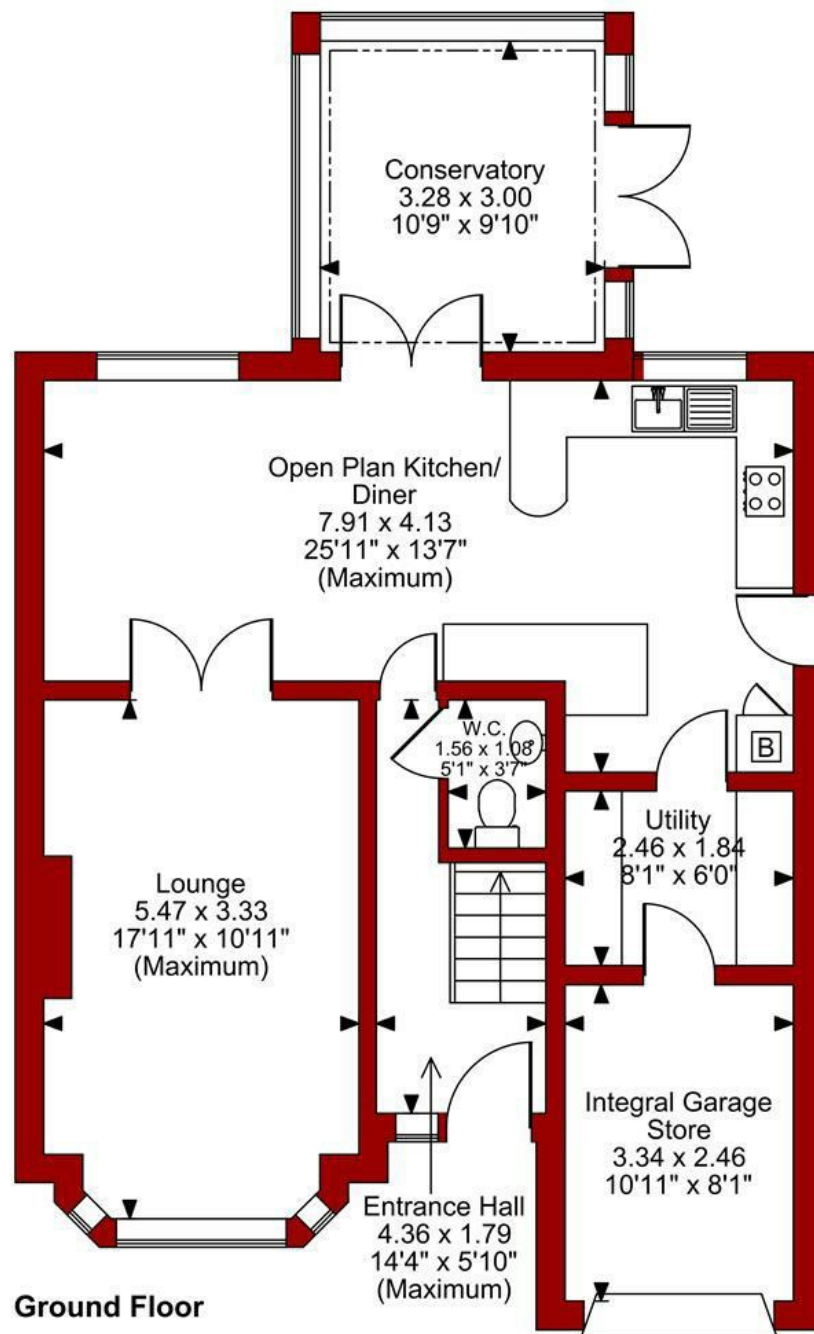




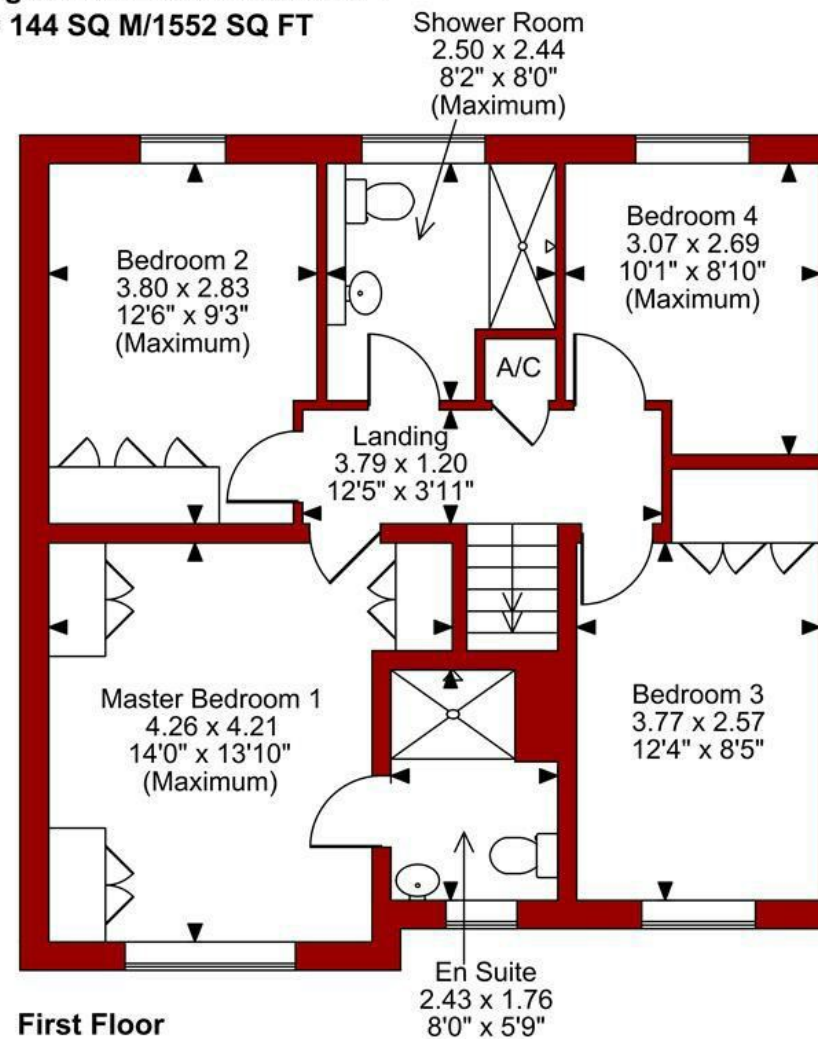




Heron Way, Mansfield
Approximate Gross Internal Area
Main House = 136 SQ M/1465 SQ FT
Integral Garage Store = 8 SQ M/87 SQ FT
Total = 144 SQ M/1552 SQ FT



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		
	76	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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