



**Bransway, 141 Sherwood Street, Warsop,
Mansfield, Nottinghamshire, NG20 0JX**

£279,950

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Semi Detached House
- Two Reception Rooms
- Downstairs WC
- Substantial Plot (0.21 Acres)
- South East Facing Rear Garden
- Three Bedrooms with Fitted Wardrobes
- Kitchen/Breakfast Room
- Conservatory
- Large Driveway & Double Garage
- Viewing Highly Recommended

A traditional, bay fronted, three bedroom semi detached house occupying a superb and substantial plot extending to circa 0.21 of an acre (850m²) with a large driveway for numerous vehicles and a double garage.

The property has gas central heating from a Worcester Bosch boiler, UPVC double glazing and new carpets have been laid to the lounge and to part of the dining room in April 2024. The property provides a spacious layout of accommodation over two floors extending to circa 1331 sq ft comprising on the ground floor: entrance hall, lounge, dining room with sliding patio door, kitchen/breakfast room, conservatory, lobby, and a WC. The first floor landing leads to three bedrooms all with fitted wardrobes, a bathroom, and separate WC.

OUTSIDE

The property occupies a substantial plot extending to circa 0.21 of an acre (850m²) bordering to allotments to the rear and set back from Sherwood Street from the front behind a low walled frontage. The property is approached by a large double width driveway providing off road parking for numerous vehicles with turning space and a double garage. The front garden is laid to lawn with borders to the walled boundary with plants. Located at the end of the driveway and adjoining the house is a useful garden store/boiler house, a separate garden store (4'5" x 4'5") and an alcove storage area with shelving (4'2" x 2'3"). Beyond here, an undercover path with a gate at the end leads through to the rear garden. To the rear of the property, there is an extensive paved patio providing ample seating space. Beyond here, there is a substantial lawn, large pond, additional paved patio to the side, small circular rockery feature and plants and modern fenced rear boundary.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

10'11" x 5'10" (3.33m x 1.78m)

With understairs storage cupboard with shelving, hanging rails and obscure double glazed window to the side elevation. Radiator, coving to ceiling, double glazed window to the side elevation and stairs to the first floor landing.

LOUNGE

12'11" x 12'5" into bay (3.94m x 3.78m into bay)

Having a brick fireplace with space for a free standing electric fire with quarry tiled hearth which continues to a tv stand and display area. Radiator, coving to ceiling and double glazed bay window to the front elevation. Open plan to:

DINING ROOM

21'4" into bay x 9'10" (6.50m into bay x 3.00m)

With two radiators, coving to ceiling and double glazed sliding patio door leads out on to the driveway.

KITCHEN/BREAKFAST ROOM

18'7" max x 14'11" max (5.66m max x 4.55m max)

Having a range of wall cupboards, base units and drawers with tiled work surfaces above. Inset 1 1/2 bowl sink with drainer and mixer tap. Integrated stainless steel cooking appliances include a single oven and separate oven/grill, four ring gas hob and extractor hood above. Additional inset circular sink with mixer tap and work surfaces to each side. Plumbing and space for a washing machine and space for a tumble dryer. Space for a fridge/freezer. There is a fitted breakfast table with overhead display shelving. Radiator, quarry tiled floor, ceiling downlights, central beamed ceiling feature.

CONSERVATORY

15'4" x 8'3" (4.67m x 2.51m)

With tiled floor, radiator and French doors leading out on to the rear garden.

LOBBY

2'8" x 2'8" (0.81m x 0.81m)

With shelving, quarry tiled floor and connecting door to:

DOWNSTAIRS WC

4'4" x 2'9" (1.32m x 0.84m)

Having a low flush WC and quarry tiled floor.

FIRST FLOOR LANDING

With loft hatch and double glazed window to the side elevation.

BEDROOM 1

14'8" into bay x 10'6" (4.47m into bay x 3.20m)

Having fitted wardrobes either side of the chimney breast with hanging rail and ample shelving. There is an additional central fitted lower level wardrobe with further shelving. Radiator and double glazed window to the front elevation.

BEDROOM 2

10'7" into wardrobes x 9'10" (3.23m into wardrobes x 3.00m)

Having extensive fitted wardrobes extending the full width of the room with double hanging rails and shelving and mirror fronted sliding doors. Radiator and double glazed window to the rear elevation.

BEDROOM 3

8'2" x 6'1" (2.49m x 1.85m)

Having a built-in wardrobe with shelving. Radiator and double glazed window to the front elevation.

BATHROOM

8'0" x 6'7" (2.44m x 2.01m)

Having a panelled bath with mixer tap and shower attachment, plus an additional shower handset and fitted rainfall shower above. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Tiled walls, chrome heated towel rail, extractor fan, obscure double glazed window to the side elevation and airing cupboard housing the hot water cylinder.

SEPARATE WC

4'8" x 2'9" (1.42m x 0.84m)

Having a low flush WC. Obscure double glazed window to the side elevation.

DOUBLE GARAGE

20'2" x 17'10" (6.15m x 5.44m)

Equipped with power and light. Side entrance door, two windows to the rear elevation, twin up and over doors and side entrance door.

GARDEN STORE/BOILER HOUSE

4'0" x 3'2" (1.22m x 0.97m)

Housing the Worcester Bosch gas central heating boiler. Ceiling light point.

COUNCIL TAX

Mansfield District Council - Band C.

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 zero seven eight one seven two eight three five two one.

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.



















Sherwood Street, Warsop

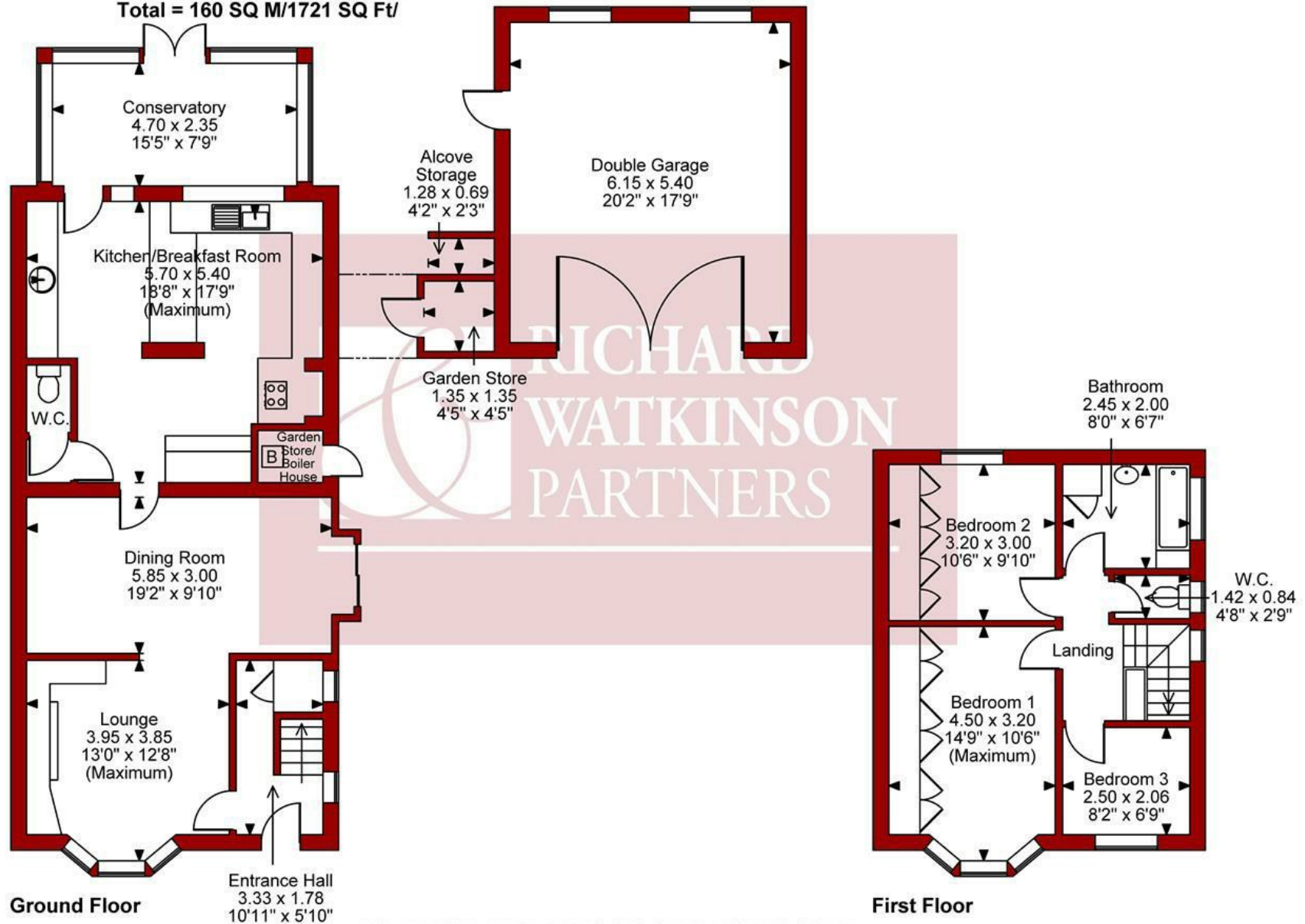
Approximate Gross Internal Area

Main House = 124 SQ M/1331 SQ Ft

Double Garage = 33 SQ M/357 SQ Ft

External Garden Store & Boiler House = 3 SQ M/33 SQ Ft

Total = 160 SQ M/1721 SQ Ft/



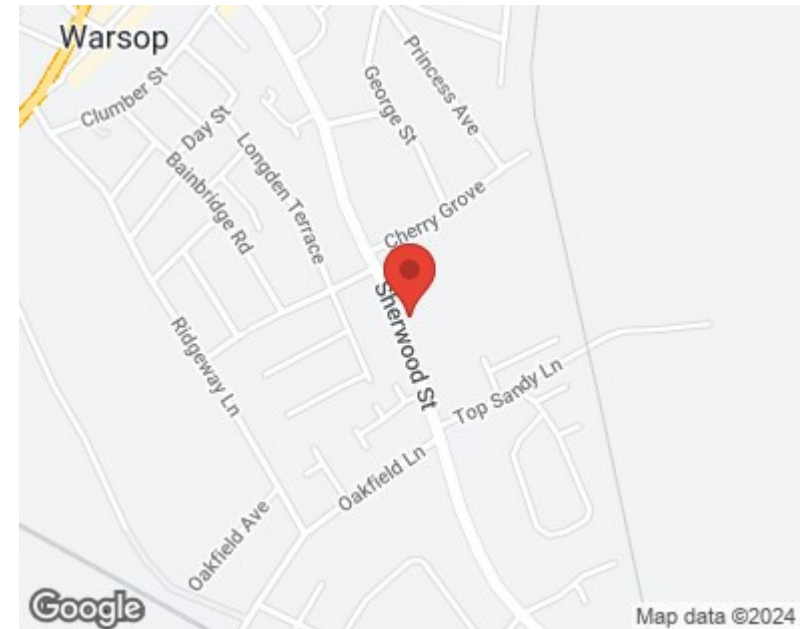
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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
(81-91) B		
(69-80) C	69	
(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 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		



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Thinking of selling? For a FREE no obligation quotation call 01623 626990



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