



8 Bloomsbury Gardens, Mansfield,
Nottinghamshire, NG18 4XY

£495,000

Tel: 01623 626990

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

- Modern Detached House Built 2015
- 4 Double Bedrooms & 2 Receptions
- 10m Open Plan Living/Dining/Kitchen
- Southerly Facing Landscaped Garden
- Cul-De-Sac Location off Berry Hill Lane
- Approaching 2,000 Sq Ft
- En Suite & Family Bathroom
- Underfloor Heating (GF)
- Block Paved Driveway
- Good Sized Detached Garage

A modern four double bedroom detached family house in a highly favoured location off Berry Hill Lane on a cul-de-sac of only 18 individually designed houses bordering to Berry Hill Park.

The property was built by the local Award Winning developer Dukeries Homes in 2015 to a high specification and includes a superb 10m open plan living/dining/kitchen. The property is presented in immaculate condition throughout and benefits from gas central heating (underfloor heating to ground floor), UPVC double glazing, smart electric and gas meters and fibre broadband.

The accommodation extends to almost 2,000 sq ft with a ground floor layout comprising an L-shaped entrance hall, cloakroom, utility, dining room, lounge with bi-folding doors and an open plan living/dining/kitchen with integrated appliances and a central island with an adjoining table. The first floor galleried landing leads to a master bedroom with fitted wardrobes and an en suite. There are three further double bedrooms and a family bathroom with a bath and separate shower.

OUTSIDE

The property is one of only 18 dwellings in a highly sought after location off Berry Hill Lane bordering to Berry Hill Park. There is a low maintenance frontage and a block paved driveway to the side leads to a good sized detached garage with a remote controlled electric up and over door. A gate at the end of the driveway provides access to the rear garden. To the rear of the property, there is a most delightful landscaped garden featuring an extensive patio which extends across the full width of the property with a gravel path down one side and gated access to the other side leading back out to the driveway. There is a central lawn with patio steps leading to further patio seating area enclosed by horizontal panelling feature. There are well stocked borders to three sides with mature plants, shrubs and trees and the garden enjoys a pleasant south easterly aspect.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

15'3" x 11'7" max (4.65m x 3.53m max)

With tiled floor, underfloor heating, stairs to the first floor landing, fitted cupboard housing the underfloor heating manifold and double glazed windowpane to the front elevation.

CLOAKROOM/WC

5'3" x 3'4" (1.60m x 1.02m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Tiled floor, underfloor heating and extractor fan.

DINING ROOM

11'3" x 9'9" (3.43m x 2.97m)

With oak flooring, underfloor heating and double glazed window to the front elevation.

LOUNGE

18'1" x 13'11" (5.51m x 4.24m)

With oak flooring, underfloor heating, two floor-to-ceiling double glazed windows to the side elevation and bi-fold doors leading out on to the rear garden.

OPEN PLAN LIVING/DINING/KITCHEN

33'2" x 16'8" max (10.11m x 5.08m max)

(12'6" into dining/living area). A superbly appointed, open plan family living/dining/kitchen, having a range of modern, high gloss white and anthracite handleless cabinets comprising wall cupboards, base units and drawers complemented by quartz work surfaces. Integrated Siemens cooking appliances include a combination microwave oven, separate single oven, four ring induction hob and contemporary extractor hood above. Integrated fridge/freezer. There is a large island with high gloss white base units on both sides, quartz work surfaces and an under mounted sink with chrome hot water boiling tap. Adjoining to the island is a fitted table with oak surface and seating for four. There are high gloss white and oak fitted media units to the living area, tiled flooring throughout, underfloor heating, ample ceiling spotlights, ceiling lantern feature with feature up lights at the kitchen end of the room, three floor-to-ceiling double glazed windows to the front elevation, double glazed window to the rear elevation and French doors opening out onto the rear garden.

UTILITY

8'6" x 5'0" (2.59m x 1.52m)

Having modern high gloss white cabinets comprising wall and base units, granite effect laminate work surfaces and an inset stainless steel sink with drainer and mixer tap. Plumbing and space for three appliances to include a dishwasher, washing machine and tumble dryer. Tiled floor, underfloor heating and extractor fan.

FIRST FLOOR GALLERIED LANDING

17'8" max x 7'7" (5.38m max x 2.31m)

With walk-in storage cupboard with light point. Radiator, loft hatch and floor-to-ceiling double glazed window to the front elevation.

MASTER BEDROOM 1

15'10" max x 13'11" (4.83m max x 4.24m)

A spacious master bedroom with extensive fitted wardrobes with double hanging rails and shelving. Radiator and three floor-to-ceiling double glazed windows to the side and rear elevations.

EN SUITE

8'7" x 5'1" (2.62m x 1.55m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure with rainfall shower plus additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, part tiled walls, matte heated towel rail, shaver point, three ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

BEDROOM 2

14'7" x 11'9" (4.45m x 3.58m)

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

BEDROOM 3

12'6" x 10'4" (3.81m x 3.15m)

A third double bedroom with radiator and three floor-to-ceiling double glazed windows to the front elevation.

BEDROOM 4

13'7" x 9'9" (4.14m x 2.97m)

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

FAMILY BATHROOM

9'10" x 6'0" (3.00m x 1.83m)

Having a modern four piece white suite with chrome fittings comprising a panelled with mixer tap and shower attachment. Separate tiled shower enclosure with rainfall shower plus additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Radiator, tiled floor, part tiled walls, six ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

DETACHED GARAGE

19'2" x 9'9" (5.84m x 2.97m)

Equipped with power and light. Remote controlled electric up and over door.

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

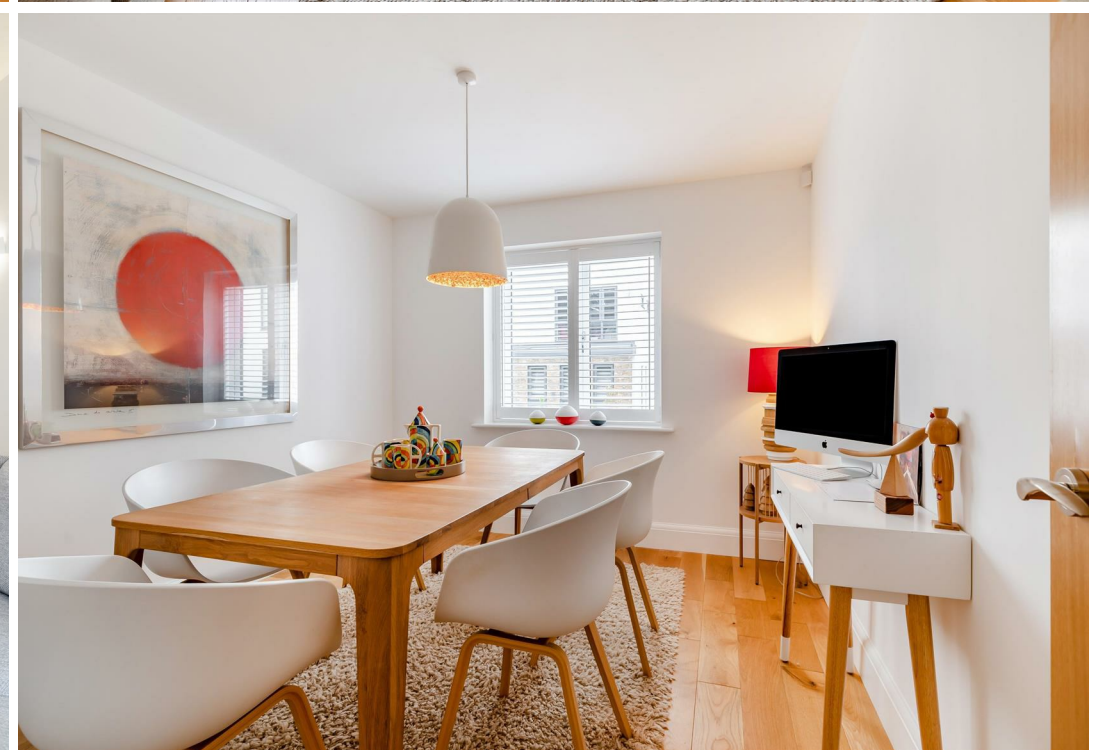
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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.





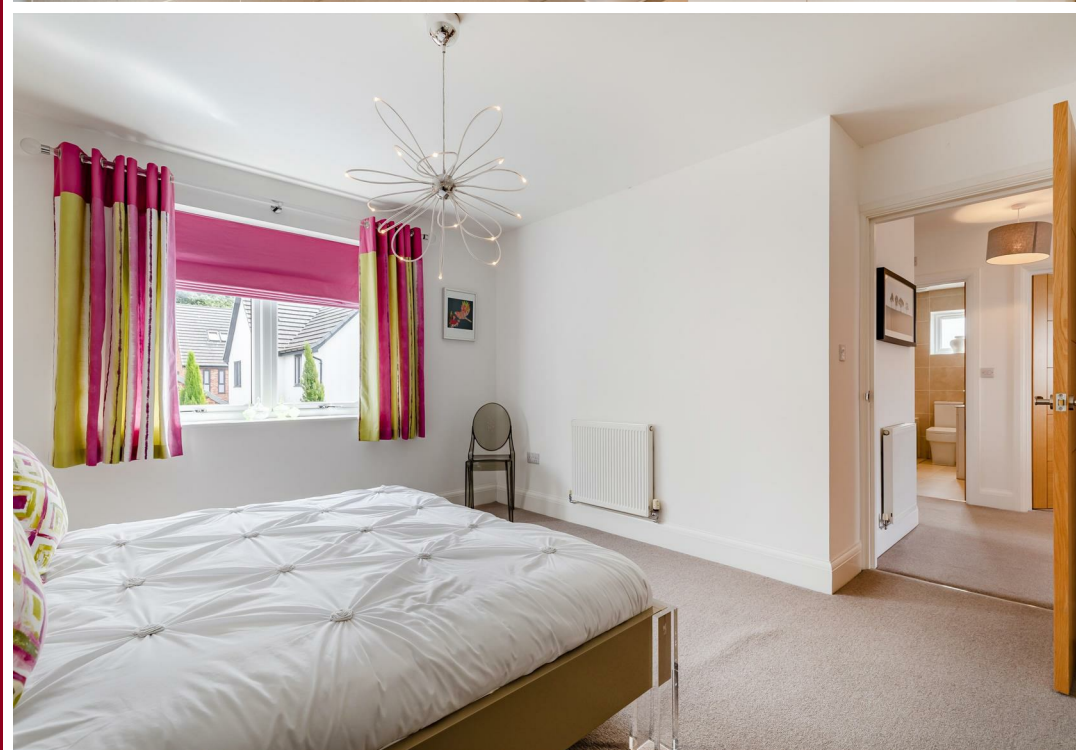










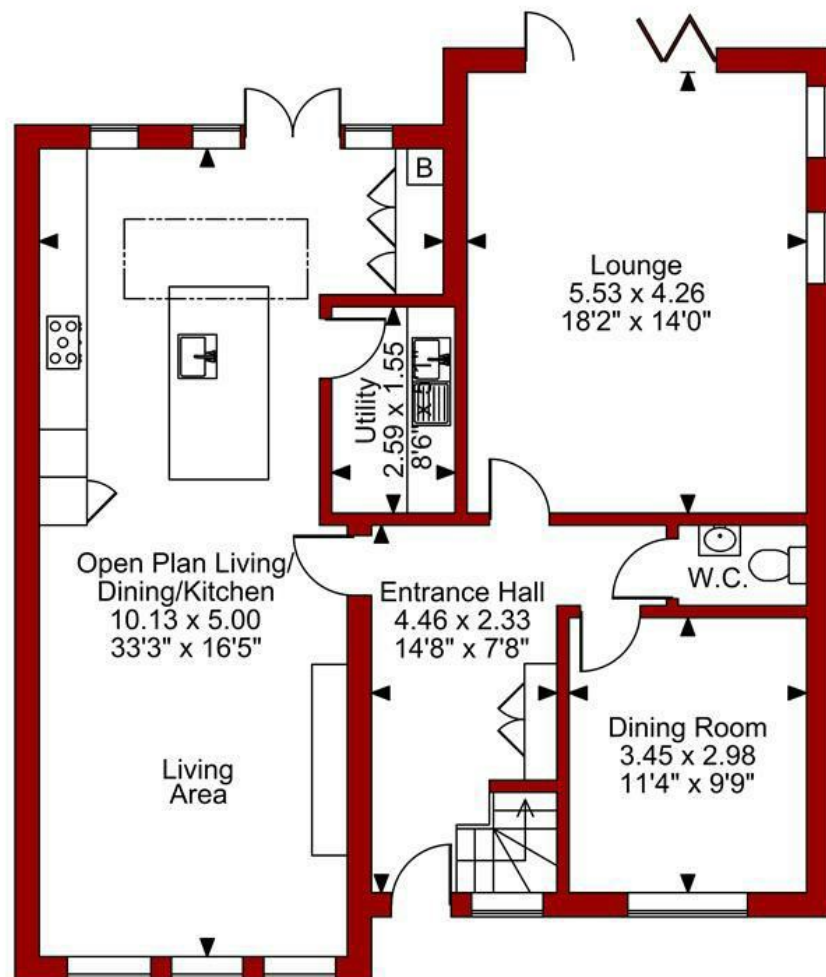




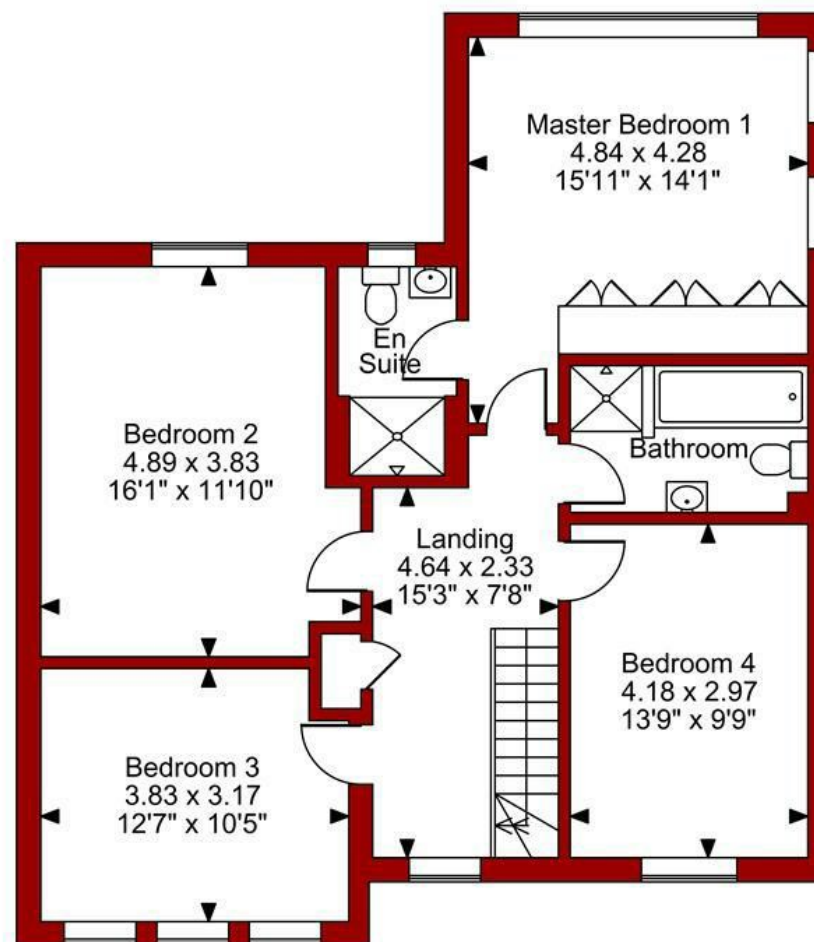




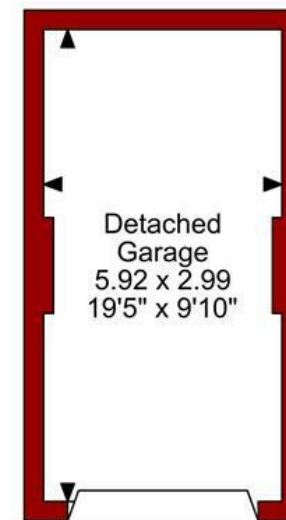
Bloomsbury Gardens, Mansfield
Approximate Gross Internal Area
Main House = 183 SQ M/1965 SQ FT
Detached Garage = 18 SQ M/191 SQ FT
Total = 201 SQ M/2156 SQ FT



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		
	83	89
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



RICS



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