



10 Heatherley Drive, Forest Town, Mansfield,
Nottinghamshire, NG19 0PY

£265,000

Tel: 01623 626990

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

- Detached House
- Beautifully Appointed Throughout
- Spacious Lounge & Conservatory
- Separate Detached Single Garage
- Close to Local Amenities
- Three Bedrooms
- Modern Kitchen & Shower Room
- South Facing Landscaped Rear Garden
- Block Paved Driveway
- Viewing Essential

A three bedroom detached house presented in immaculate condition throughout, situated in a highly favoured suburban location close to excellent local amenities.

The property was built in the early 1990s and has been beautifully refurbished and modernised throughout by our client to include a modern kitchen and shower room, the addition of a conservatory off the lounge which has a tinted transparent roof. The property benefits from neutral decor and flooring throughout, gas central heating (combi boiler) and UPVC double glazing.

The living accommodation comprises an entrance hall, kitchen, spacious dual aspect lounge and a conservatory. The first floor landing leads to three bedrooms (bedroom one and two each with ample fitted wardrobes) and a modern, fully tiled shower room.

OUTSIDE

The property occupies a good sized triangular shaped plot with pleasant side and rear aspects over adjacent woodland. The property is well screened from the road behind an established and well maintained conifer boundary which extends the full depth of the plot beyond the garage. There is a front pedestrian gate opening to sandstone steps providing access to the front entrance door. The front garden is laid to low maintenance slate chippings with a selection of mature plants and shrubs. A sandstone path continues across the front of the house and round to the side where there are double gates opening onto a block paved driveway in front of a detached single garage with a remote controlled electric door. The block paving continues to the side of the garage with gravel, plants and shrubs as well as a useful bin storage area. To the rear of the property, there is a most delightful, enclosed, south facing landscaped garden enjoying the woodland aspect to the side. There is an extensive sandstone patio and raised beds/rockery with a variety of plants and an enclosed sandstone path to the other side of the house.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

9'9" max x 5'10" (2.97m max x 1.78m)

With radiator, tiled floor, built-in storage cupboard and stairs to the first floor landing.

KITCHEN

9'3" x 6'8" (2.82m x 2.03m)

Having modern, high gloss, handleless white cabinets comprising wall cupboards, base units

and drawers with laminate work surfaces above. Inset sink with drainer and chrome swan-neck mixer tap. Integrated single electric oven, four ring induction hob and extractor hood above. Space for a fridge/freezer and plumbing for a washing machine. Tiled floor and double glazed window to the front elevation.

LOUNGE

16'3" x 15'8" (4.95m x 4.78m)

An impressive and spacious dual aspect reception room, having a wall mounted electric fire, laminate floor, two contemporary radiators, double glazed window to the side elevation and connecting UPVC door through to the:

CONSERVATORY

13'3" x 8'7" (4.04m x 2.62m)

With radiator, laminate floor, tinted transparent roof two double glazed windows to the rear elevation and central sliding patio door leads out onto the south facing rear garden.

FIRST FLOOR LANDING

10'9" x 5'11" (3.28m x 1.80m)

Featuring a glass balustrade to the staircase. Built-in storage cupboard housing the Worcester Bosch Greenstar boiler. Double glazed window to the side elevation.

BEDROOM 1

11'1" into wardrobes x 8'7" (3.38m into wardrobes x 2.62m)

Having fitted wardrobes with hanging rails and shelving and sliding doors. Radiator and double glazed window to the front elevation.

BEDROOM 2

10'2" x 9'5" max (3.10m x 2.87m max)

Having fitted wardrobes with hanging rails and shelving and sliding doors. Radiator and double glazed window to the rear elevation.

BEDROOM 3

7'4" x 6'5" (2.24m x 1.96m)

With radiator, laminate floor and double glazed window to the rear elevation.

SHOWER ROOM

6'6" x 5'5" (1.98m x 1.65m)

Having a modern three piece white suite with chrome fittings comprising a shower cubicle with rainfall shower plus additional shower handset. Pedestal wash hand basin with mixer tap. Low flush WC. Radiator, fully tiled walls and obscure double glazed window to the front elevation.

DETACHED SINGLE GARAGE

16'5" x 8'11" (5.00m x 2.72m)

With power and light points. 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.









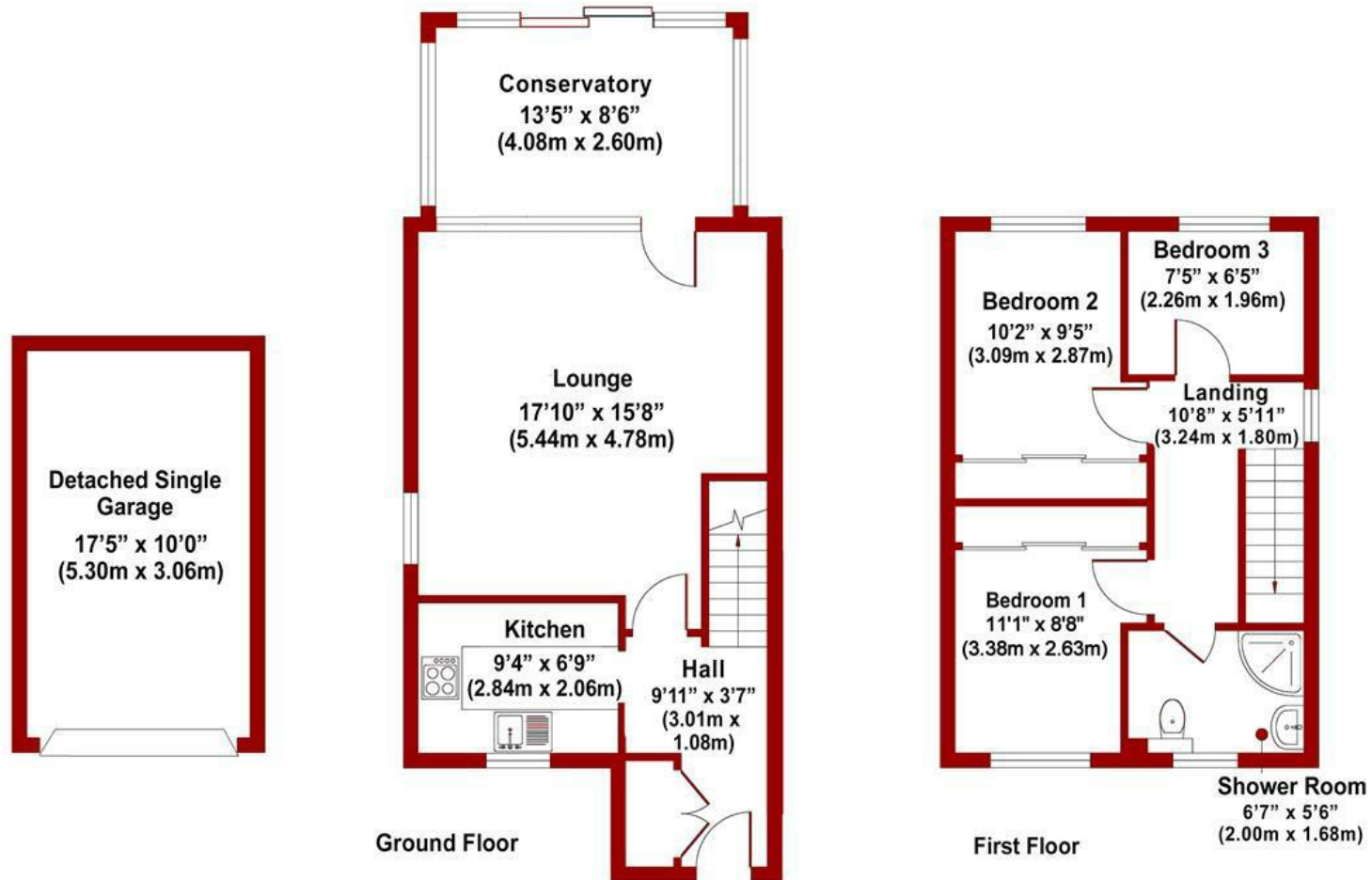








Heatherley Drive, Forest Town
Approximate Gross Internal Area
Main House = 83 SQ M / 889 SQ FT
Detached Single Garage = 16 SQ M / 174 SQ FT
Total = 99 SQ M / 1063 SQ FT



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	
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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