Shaldon, 3 Forest Hill, Mansfield,
Nottinghamshire, NG18 5BQ

£395,000

Tel: 01623 626990

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Modern Kitchen & Bathroom
- Large Open Plan Lounge/Dining Room
- Long Driveway & Large Garage
- Highly Regarded Suburban Location
- 3 Double Bedrooms
- Separate Second WC
- Good Sized Plot
- Small Cul-De-Sac Location
- Close Proximity to Local Facilities

A three double bedroom detached bungalow situated on a small cul-de-sac of high quality individual homes in a highly regarded suburban location off Nottingham Road within easy access to excellent local facilities.

Shaldon was built c.1953 and our clients are only the second owners who have occupied the property for the last two decades. The property provides a well presented single storey dwelling with modern kitchen and bathroom, gas central heating and UPVC double glazing. The accommodation comprises an entrance hall, a large, L-shaped open plan lounge/dining room and a modern kitchen with integrated appliances and a pantry. There are three double bedrooms, all with fitted wardrobes, and bedroom three is currently utilised as an office. Completing the accommodation is a further hallway area leading to a modern bathroom with a bath and separate shower and a separate second WC.

OUTSIDE

The property occupies a good sized plot in a highly regarded suburban location off Nottingham Road. The property stands back and slightly elevated from Forest Hill behind a low brick wall boundary frontage with a long driveway providing off road parking for at least four cars leading to a large garage with two adjoining outhouses. The front garden is laid to lawn with established shrubs and trees. A long pathway to the other side flanked by a low walled boundary leads to a wide hardstanding area which continues beyond the kitchen to a wide pedestrian gate which provides access to the rear garden. To the rear of the property, there is a hardstanding patio which extends to paths across the full width of the property and continues alongside the side of the garage. A central pathway leads to a sandstone patio seating area and to three lawn sections. There are ample deep borders with a variety of mature plants and shrubs throughout the garden. There are two outhouses, side access into the garage and an outside tap.

A MODERN COMPOSITE SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

11'11" x 7'11" (3.63m x 2.41m)
(Plus 7'9" x 2'11"). With radiator and laminate floor.

HALLWAY CONTINUED

11'10" x 3'11" (3.61m x 1.19m)
With tiled floor, radiator, loft hatch, extractor fan and UPVC door leading out onto the rear garden.

OPEN PLAN LOUNGE/DINING ROOM

20'10" x 20'10" max (6.35m x 6.35m max)
(10'11" into lounge area and 9'11" into dining area). A large, L-shaped, open plan reception room with separate living and dining areas. Inset wall mounted gas fire with slate hearth, wood flooring throughout, coving to ceiling, two radiators and two double glazed windows to the front elevation.

KITCHEN

13'8" x 9'9" (4.17m x 2.97m)
Having a range of modern cabinets comprising wall cupboards, base units and drawers complemented by butchers block work surfaces to three sides. Inset stainless steel sink with drainer and chrome swan-neck mixer tap. Integrated Samsung electric oven, four ring Bosch gas hob and extractor hood above. Integrated dishwasher. Integrated fridge/freezer. Large floor-to-ceiling contemporary radiator, tiled floor and three double glazed windows to the side elevation.

PANTRY

7'0" x 2'7" (2.13m x 0.79m)
A useful storage space with ample L-shaped fitted shelving on four levels. Tiled floor, consumer unit, space for a tumble dryer and double glazed window to the side elevation.

BEDROOM 1

15'11" x 11'11" (4.85m x 3.63m)
A spacious double bedroom, having extensive, modern fitted wardrobes to two walls, including a large L-shaped wardrobe with ample hanging rails and shelving. Radiator and double glazed window to the front elevation.

BEDROOM 2

11'11" x 11'11" (3.63m x 3.63m)
A spacious second double bedroom, having extensive, modern fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

BEDROOM 3

11'11" x 9'11" (3.63m x 3.02m)
A third double bedroom currently utilised as an office featuring a large L-shaped fitted desk with storage cupboards and ample drawers. Separate fitted wardrobes with hanging rails and ample shelving. Radiator, laminate floor and double glazed window to the rear elevation.

BATHROOM

8'9" x 5'11" (2.67m x 1.80m)
Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap. Separate tiled shower cubicle. Vanity unit with wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor. Tiled walls, three ceiling spotlights, radiator and obscure double glazed window to the side elevation.

SEPARATE SECOND WC
5'11" x 2'8" (1.80m x 0.81m)
Having a modern low flush WC with enclosed cistern, work surface, wall mounted Vaillant central heating boiler, tiled floor and obscure double glazed window to the rear elevation.

LARGE ATTACHED GARAGE
25'10" x 13'5" max (7.87m x 4.09m max)
(Narrows to 8'3"). Equipped with power and light, inspection pit, up and over door and side entrance door.

OUTHOUSE 1
5'2" x 4'4" (1.57m x 1.32m)
With access through to outhouse 2.

OUTHOUSE 2
7'0" x 4'5" (2.13m x 1.35m)
With wall light point and double power point.

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.

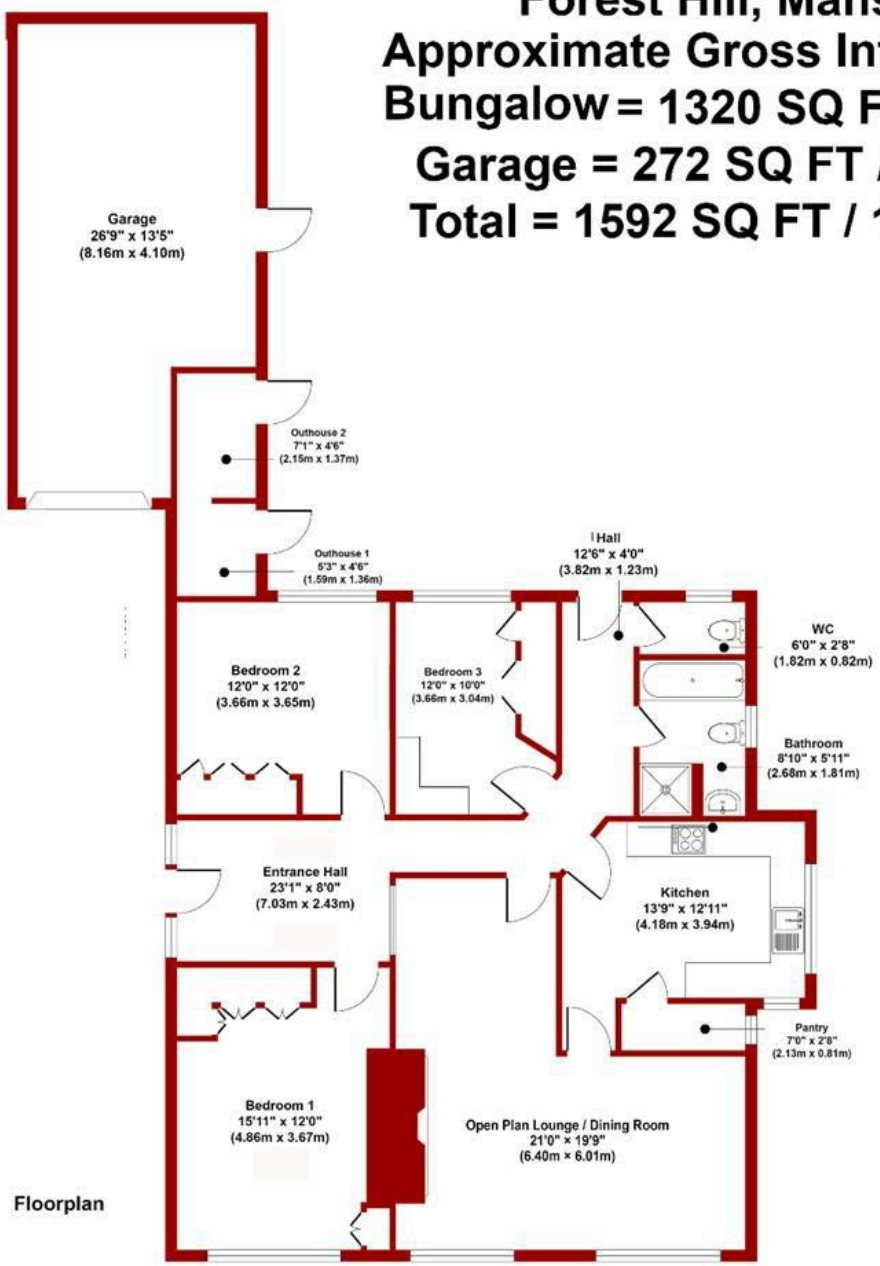
SERVICES DETAILS
All mains services are connected.

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.

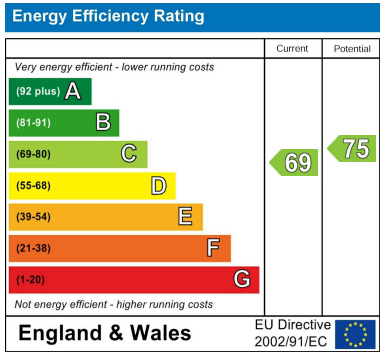
Vaillant

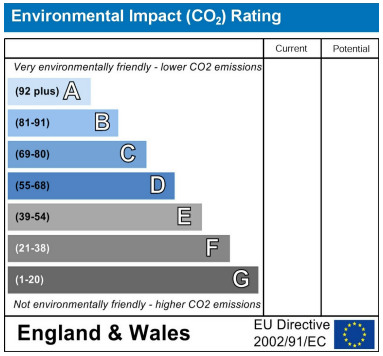
Forest Hill, Mansfield
Approximate Gross Internal Area
Bungalow = 1320 SQ FT / 123 SQ
Garage = 272 SQ FT / 25 SQ M
Total = 1592 SQ FT / 148 SQ M



Floorplan

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only





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

RICS
The Property Ombudsman

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