



45 Harvey Road, Mansfield, Nottinghamshire,
NG18 4ES

No Chain £345,000

Tel: 01623 626990

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

- Extended Detached Family House
- Modern Four Piece Suite Bathroom
- Utility Room & Downstairs WC
- Good Sized Rear Garden
- Block Paved Driveway
- Three Bedrooms
- Open Plan Living/Dining/Kitchen
- Bay Fronted Lounge
- Separate Detached Garden Room
- Highly Regarded Suburban Location

An extended three bedroom detached house with a good sized rear garden, situated in a popular residential area off King George V Avenue within close proximity to excellent local facilities.

The property was built in the 1950s and has been owned by our clients for 20 years who commissioned a separate detached single garage to the rear of the property and a rear extension on the ground floor creating a superb and spacious open plan living/dining/kitchen, utility room and downstairs WC – all benefiting from underfloor heating.

The living accommodation with gas central heating and UPVC double glazing comprises an entrance hall, bay fronted lounge, open plan living/dining/kitchen with bi-folding doors, utility room and a downstairs WC. The first floor landing leads to three bedrooms and a modern family bathroom with a bath and separate shower.

The property is offered to the market with the benefit of no upward chain and viewing is highly recommended.

OUTSIDE

The property stands back behind a walled frontage with mature laurel bushes to the front and on both sides. There is a raised front garden area with sleepers, plants and shrubs and a block paved driveway. There are double gates to the side of the house leading to a wide block paved pathway and gravel borders leading round to the rear garden. To the rear of the property, there is a large decked patio with raised planters and block paved area to the side. The aforementioned detached single garage has been converted into a garden room equipped with power and light and with French opening doors. There is a feature pond at the end of the decked patio with a path over leading to a lawn. Beyond here, at the end of the garden there is a timber path and sheltered garden area.

AN OPEN FRONTED STORM PORCH LEADS TO A TRADITIONAL FRONT ENTRANCE DOOR WITH OBSCURE GLAZED WINDOWPANE PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

12'10" x 7'10" (3.91m x 2.39m)

With radiator, wood floor, understairs storage cupboard housing the electricity meter and consumer unit and double glazed window to the side elevation.

LOUNGE

17'3" into bay x 11'10" (5.26m into bay x 3.61m)

Having a cast iron fireplace with inset coal effect gas fire, granite hearth and painted surround. Radiator, coving to ceiling, picture rail and double glazed bay window to the front elevation with fitted window shutters.

OPEN PLAN LIVING/DINING/KITCHEN

21'0" max x 19'1" max (6.40m max x 5.82m max)

A superb open plan living/dining/kitchen, having a range of wall cupboards, base units and drawers complemented by corian work surfaces. Inset stainless steel sink with drainer and chrome swan-neck mixer tap. Integrated dishwasher. Space for a fridge/freezer. There is an island with further base units, corian work surfaces and space for stools beneath. Integrated stainless steel cooking appliances include a double oven, five ring gas hob and extractor hood above. Tiled floor, underfloor heating, ample ceiling spotlights, double glazed window to the side elevation and contemporary aluminium bi-fold doors lead out onto the rear decked patio.

UTILITY

9'11" max x 7'2" (3.02m max x 2.18m)

Housing the wall mounted gas central heating combi boiler. Plumbing and space for a washing machine and tumble dryer. Underfloor heating and composite door leading out onto the rear garden.

DOWNSTAIRS WC

4'6" x 3'5" (1.37m x 1.04m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with chrome mixer tap and storage cupboard beneath. Underfloor heating.

FIRST FLOOR LANDING

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

BEDROOM 1

13'10" into bay x 11'11" (4.22m into bay x 3.63m)

With painted panelled wall feature, radiator, coving to ceiling and double glazed window to the front elevation with fitted window shutters.

BEDROOM 2

11'11" x 10'10" (3.63m x 3.30m)

With painted panelled walls, radiator, coving to ceiling and double glazed window to the rear elevation affording pleasant views.

BEDROOM 3

7'11" x 5'5" (2.41m x 1.65m)

With radiator, laminate floor, coving to ceiling and double glazed window to the front elevation.

FAMILY BATHROOM

7'9" x 7'5" (2.36m x 2.26m)

Having a modern four piece white suite with chrome fittings comprising a tiled inset bath with tiled surround. Separate, walk-in, tiled shower with wall mounted rainfall shower. Wall hung wash hand basin with swan-neck mixer tap. Low flush WC with enclosed cistern. Tiled floor, chrome heated towel rail, four ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

DETACHED GARDEN ROOM

16'9" x 8'9" (5.11m x 2.67m)

A former detached garage converted into a garden room with power and light points. Wall mounted electric heater, vinyl flooring, ceiling spotlights, UPVC double glazed window to the side elevation and French opening front doors.

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.

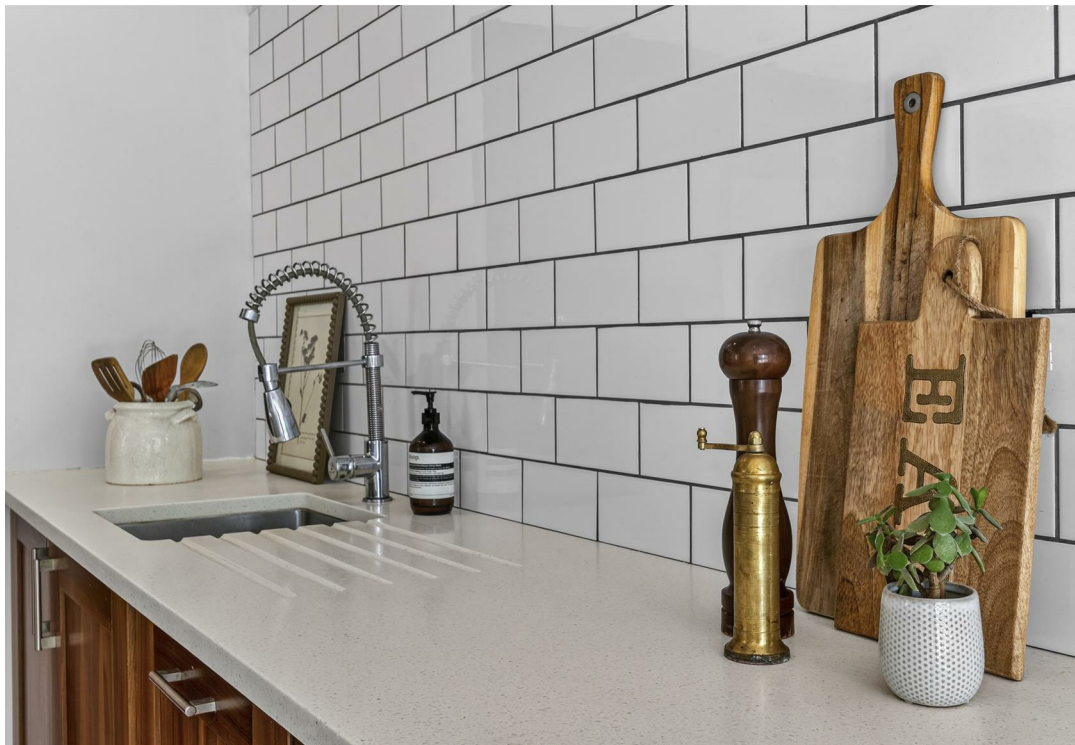
FIXTURES & FITTINGS

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.













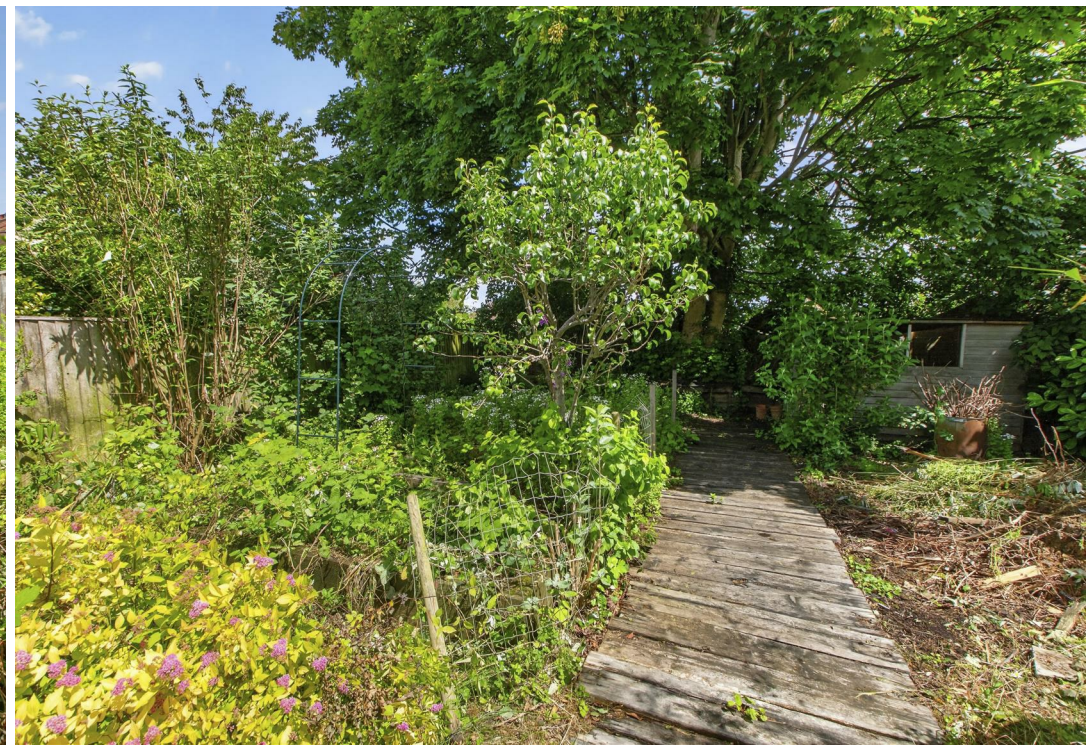












Harvey Road, Mansfield
Approximate Gross Internal Area
Main House = 114 SQ M / 1227 SQ FT
Detached Garden Room = 14 SQ M / 149 SQ FT
Total = 128 SQ M / 1376 SQ FT

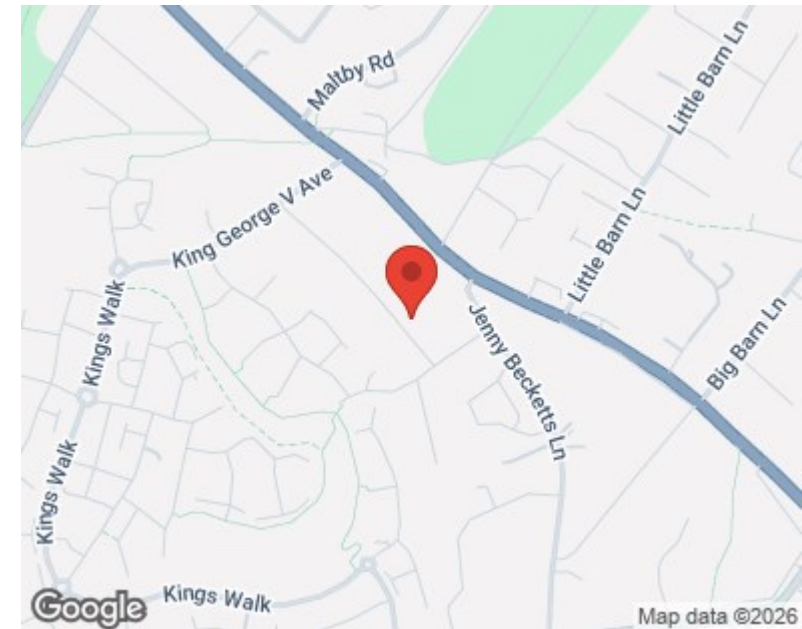


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
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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