



**30 Goldcrest Road, Forest Town, Mansfield,  
Nottinghamshire, NG19 0GP**

**£440,000**

**Tel: 01623 626990**

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

- Modern Detached Family Home
- 5 Good Sized Bedrooms + Cinema Room
- 3 Bath/Shower Rooms & 2 Reception Rooms
- Southwest Facing Rear Garden
- Detached Double Garage
- Spanning 3 Floors: 2,250 Sq Ft
- Master Bedroom with En Suite Bathroom
- Open Plan Kitchen/Diner & Utility
- Driveway Parking for 4 Cars
- Adjacent to Open 'Green Space'

A modern and spacious, three storey, five bedroom detached family house with a detached double garage, situated in a fantastic position on the edge of this popular development adjacent to an open 'green space'.

The property was built in 2015 by David Wilson Homes and has been occupied by our clients since new. Our clients have improved the house during their ownership to include the addition of an oak entrance porch, a refitted cloakroom and a refitted en suite bathroom to the master bedroom to include a bath and separate shower.

The property offers a well presented and spacious layout of family living accommodation spanning over three floors extending to circa 2,250 sq ft. The ground floor comprises an entrance hall, cloakroom, open plan kitchen/diner with island and integrated appliances, utility, study and a triple aspect lounge with bay window overlooking the open 'green space' and French doors provide access to the southwest facing rear garden. The first floor landing leads to a dual aspect master bedroom with dressing area and fitted wardrobes and a modern, fully tiled, en suite bathroom. There are three further bedrooms on this floor and a family bathroom with a bath and separate shower. The second floor landing offers a fantastic study space with excellent built-in storage to include a double wardrobe and separate cupboard. There is a fifth bedroom with fitted wardrobes and an en suite and a cinema room/dressing room which could also be utilised as an occasional bedroom. The property has gas central heating, UPVC double glazing and CCTV system included in the sale.

## OUTSIDE

The house is positioned towards the end of Goldcrest Road with a good sized driveway to the side of the property with gated access to the rear garden providing off road parking for four cars leading to a detached double garage. The front of the house is laid to slate chippings either side of an attractive brick and oak entrance porch. There is a lawn to the other side of the house flanked by an established hedgerow boundary with access round to the rear garden. To the rear of the property, there is a southwest facing garden featuring a substantial Indian sandstone patio and lawn with extensive brick and fence boundaries. There is external light points and a power point.

AN ATTRACTIVE BRICK AND OAK OPEN FRONDED STORM PORCH LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

## ENTRANCE HALL

12'10" x 12'8" (3.91m x 3.86m)

With radiator, amtico floor, built-in storage cupboard, fitted storage baskets with work surfaces beneath the stairs and stairs to the first floor landing.

## CLOAKROOM

5'9" x 3'2" (1.75m x 0.97m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and three storage drawers beneath. Chrome heated towel rail, contemporary half tiled walls and obscure double glazed window to the side elevation.

## STUDY

9'4" x 9'1" (2.84m x 2.77m)

With radiator and double glazed window to the front elevation.

## LOUNGE

17'11" x 15'1" into bay (5.46m x 4.60m into bay)

A spacious, triple aspect, reception room, with two radiators, double glazed bay window to the side elevation with pleasant views over the open 'green space', double glazed window to the rear elevation and two double glazed windows and French doors leading out onto the southwest facing rear garden.

## OPEN PLAN KITCHEN/DINER

22'2" into bay x 12'5" (6.76m into bay x 3.78m)

A spacious open plan kitchen/diner, having a range of modern high gloss cabinets comprising wall cupboards with under lighting, base units and drawers complemented by marble effect work surfaces and modern tiled splashbacks. Inset 1 ½ bowl stainless steel sink with drainer, waste disposal and chrome swan-neck mixer tap. Integrated AEG stainless steel cooking appliances include a double oven, separate five ring gas hob and extractor hood above. Integrated dishwasher and integrated fridge/freezer. There is a central island with drawers on one side and space for stools underneath on the other side and at the end. There is a fitted bar area at the dining end of the room with base units, integrated fridge and work surfaces. Tiled floor, two radiators, double glazed bay window to the front elevation and two double glazed windows and French doors leading out onto the southwest facing rear garden.

## UTILITY

7'11" x 5'7" (2.41m x 1.70m)

Having modern high gloss cabinets comprising wall and base units, work surfaces and an inset sink with drainer and mixer tap. Plumbing for a washing machine and space for a tumble dryer. Recess area housing additional base unit, work surface and wall mounted gas central heating boiler above. Tiled floor, radiator and composite door leading out onto the rear garden.

## FIRST FLOOR LANDING

13'8" max x 12'11" max (4.17m max x 3.94m max)

Having a large built-in linen cupboard with double doors, separate airing cupboard housing the Megaflo pressurised hot water cylinder, radiator, stairs to the second floor landing and double glazed window to the front elevation.

## MASTER BEDROOM 1

14'0" x 11'4" (4.27m x 3.45m)

A spacious, dual aspect, master bedroom with dressing area on entry, two radiators and double glazed windows to the rear and side elevations affording pleasant views overlooking the open 'green space'.

## DRESSING AREA

7'5" x 3'8" (2.26m x 1.12m)

Having fitted wardrobes on each wall with ample hanging rails and shelving.

## EN SUITE BATHROOM

8'2" x 7'1" (2.49m x 2.16m)

Having a modern four piece white suite comprising a bathtub with waterfall mixer tap. Separate tiled shower cubicle. Vanity unit with contemporary wash hand basin with mixer tap and storage cupboards beneath. Low flush WC with enclosed cistern. Tiled floor, fully tiled walls, ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

## BEDROOM 2

13'0" x 9'4" (3.96m x 2.84m)

Another dual aspect, double bedroom, with radiator double glazed windows to the front and side elevations affording pleasant views overlooking the open 'green space'.

## BEDROOM 3

12'3" x 9'2" (3.73m x 2.79m)

A third double bedroom, with radiator and double glazed window to the rear elevation.

## BEDROOM 4

12'5" x 8'10" (3.78m x 2.69m)

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

## FAMILY BATHROOM

8'9" x 7'0" (2.67m x 2.13m)

Having a modern four piece white suite comprising a bathtub with mixer tap and tiled surround. Separate tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Chrome heated towel rail, part tiled walls, extractor fan and obscure double glazed window to the rear elevation.

## SECOND FLOOR LANDING

13'10" x 10'2" (4.22m x 3.10m)

A good sized open plan landing space, currently utilised as a work area, with radiator, built-in storage cupboard, plus a separate built-in double wardrobe, velux roof window to the front elevation and double glazed window to the side elevation affording pleasant views overlooking the open 'green space'.

## BEDROOM 5

17'7" max 15'7" (5.36m max 4.75m )

Another dual aspect, double bedroom, having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Three radiators and four velux roof windows to the front and rear elevations.

## EN SUITE

7'4" max x 4'7" (2.24m max x 1.40m)

Having a modern three piece white suite comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Heated towel rail, part tiled walls and velux roof window to the rear elevation.

## CINEMA ROOM / DRESSING ROOM / BEDROOM 6

19'11" max x 9'7" (6.07m max x 2.92m)

A versatile room currently utilised as a cinema room, with two radiators, built-in storage cupboard and two velux roof windows to the rear elevation.

## DETACHED DOUBLE GARAGE

17'7" x 17'1" (5.36m x 5.21m)

With power and light points and twin up and over 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.

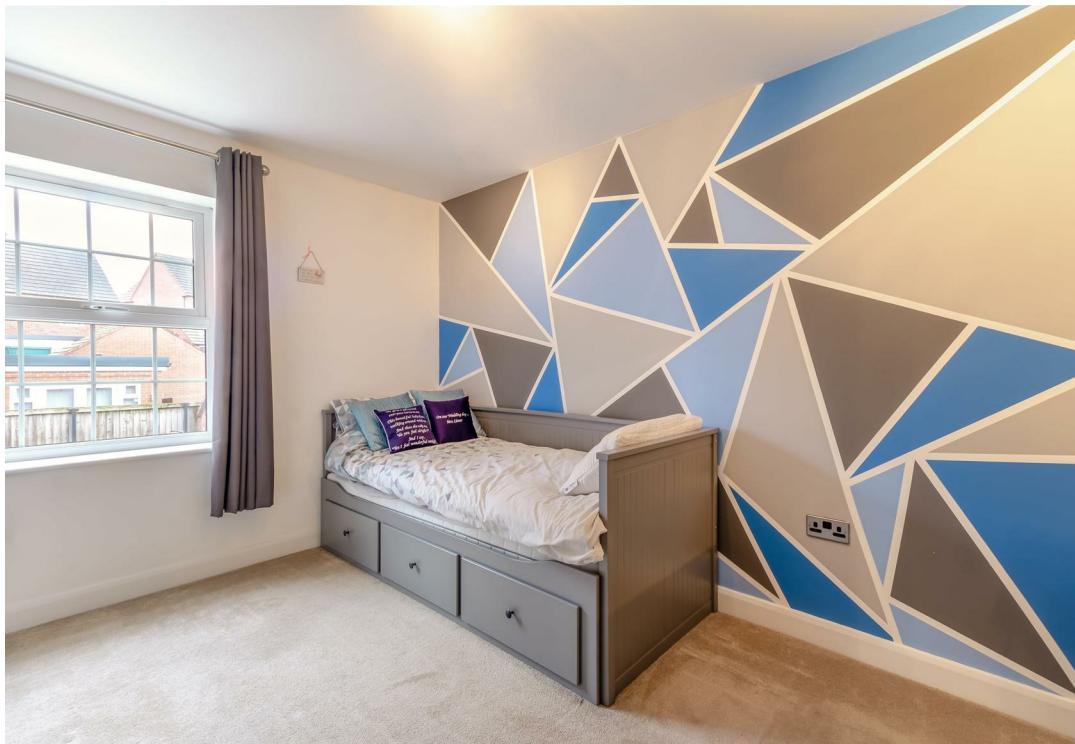
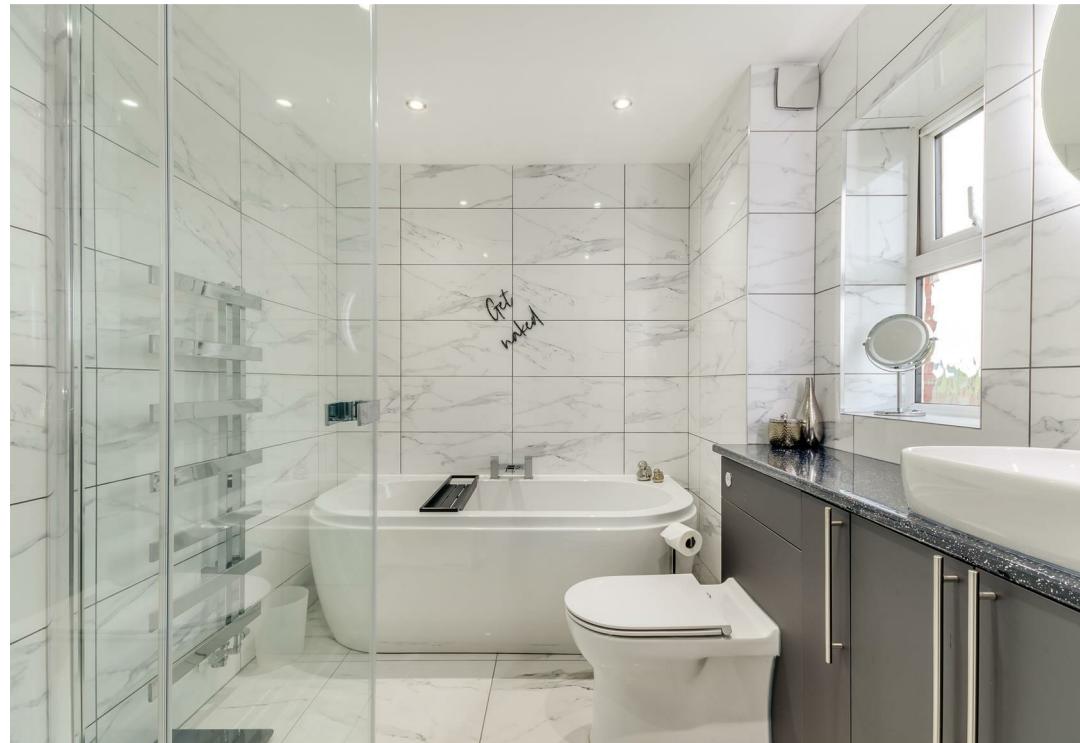














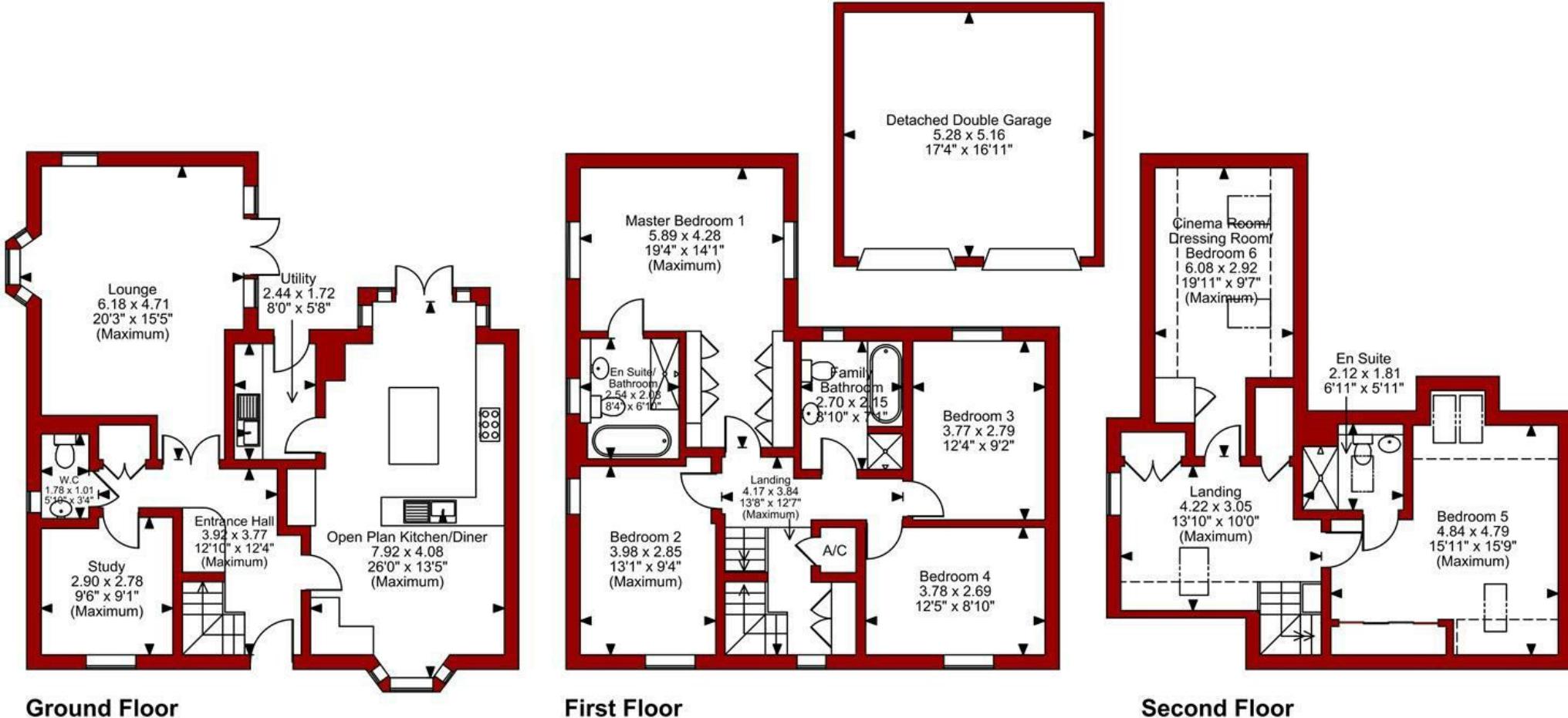








**Goldcrest Road, Forest Town**  
**Approximate Gross Internal Area**  
**Main House = 209 SQ M /2250 SQ FT**  
**Detached Double Garage = 27 SQ M /293 SQ FT**  
**Total = 236 SQ M /2543 SQ FT**



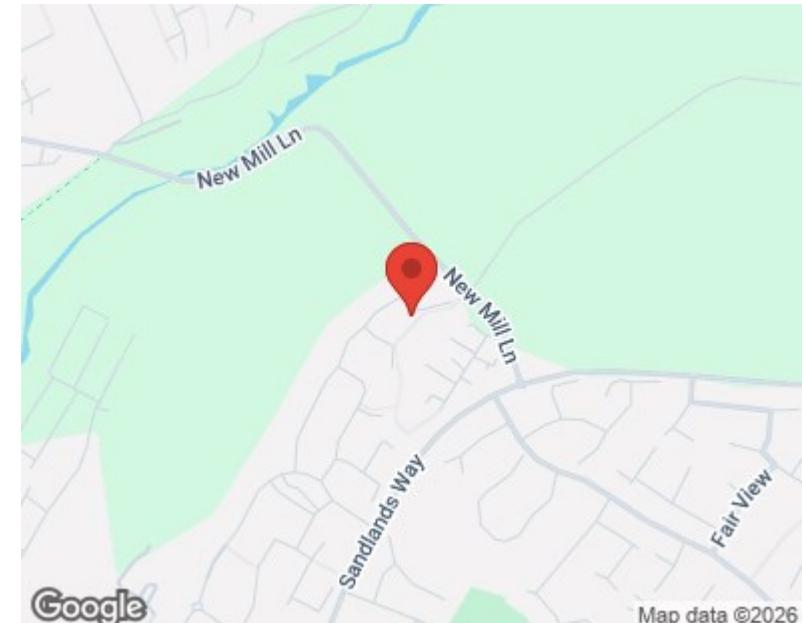
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

□□□□ Denotes restricted head height

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	82	85
(69-80)	C		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms 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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