



**63 Lichfield Lane, Mansfield,
Nottinghamshire, NG18 4RF**

No Chain £650,000
Tel: 01623 626990

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

- Detached Family Home
- Underfloor Heating (GF)
- Open Plan Living/Dining/Kitchen
- Integral Garage & South Facing Garden
- Large Landscaped Plot (0.21 Acres)
- Completely Renovated Throughout
- 4 Bedrooms, 2 En Suites & Bathroom
- Separate Lounge & Utility Room
- Substantial Block Paved Driveway
- Walking Distance to Berry Hill Park

A spacious four bedroom detached house occupying a large landscaped plot extending to circa 0.21 of an acre in a highly desirable Berry Hill location within walking distance to Berry Hill Park.

Our clients have recently completed a comprehensive level of renovation work and improvement to an impressive and high standard throughout both internally and externally. The property has been extended to the rear creating a large, 9.3m open plan living/dining/kitchen with twin, 3.2m bi-folding doors opening out onto the south facing rear garden. The loft has been converted to create three bedrooms, an en suite and a family bathroom, together with a brand new roof. The property has been rendered throughout, re-wired, new carpets laid, a new gas central heating system installed with underfloor heating to the ground floor (radiators to first floor), and new UPVC double glazing installed, externally finished in modern Agate grey to complement the white render.

The property has a striking gabled frontage with extensive glass with a high vaulted ceiling to the entrance hall. There is a lounge, bedroom 4 with en suite, a large open plan living/dining/kitchen, a good sized utility, downstairs WC, lobby and plant room. The first floor galleried landing with useful built-in storage cupboard leads to a large master bedroom with an en suite. There are two further double bedrooms and a family bathroom with a bath and separate shower.

OUTSIDE

The property is positioned in a desirable location on the edge of Berry Hill on the established tree lined Lichfield Lane within walking distance to Berry Hill Park. The property is set well back from the road behind a new, modern, tiled walled frontage with six white rendered pillars. The property stands almost in the middle of a large landscaped plot extending to circa 0.21 of an acre and benefits from a south facing rear garden. There is a substantial block paved driveway frontage with turning space which leads to an integral single garage. The front garden is laid to lawn with gravel borders and a weeping willow tree sits to the front left hand corner. A low retaining tiled walled boundary to the side separates further lawns and a block paved pathway providing access to the rear garden. To the rear of the property, there is a substantial, south facing block paved patio which extends across the full width of the property. A low retaining tiled walled boundary and central steps lead up to a substantial lawn with extensive gravel borders with an established hedgerow boundary to one side and mature plants and shrubs. There is a useful adjoining garden store (3'11" x 3'8"), an outside tap, double power socket and ample external light fittings.

A MODERN COMPOSITE FRONT ENTRANCE DOOR WITH FEATURE GABLED FRONTAGE WITH EXTENSIVE GLASS AND TO EACH SIDE OF THE DOOR PROVIDING ACCESS THROUGH TO THE:

VAULTED ENTRANCE HALL

18'11" x 14'6" max (5.77m x 4.42m max)

A superb, light and airy, vaulted entrance to the property with a high vaulted ceiling (16'7") and a central staircase rising up to the first floor galleried landing. Tiled floor, underfloor heating, understairs storage cupboard, separate built-in storage cupboard with concealed underfloor heating manifold, tiled floor and consumer unit.

DOWNSTAIRS WC

5'8" x 3'8" (1.73m x 1.12m)

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

BEDROOM 4

11'6" x 8'6" (3.51m x 2.59m)

(Plus door reveal 4'0" x 3'0"). With television point, underfloor heating and double glazed window to the front elevation.

EN SUITE

7'5" max x 7'1" max (2.26m max x 2.16m max)

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, full height tiled splashbacks and storage cupboard beneath. Low flush WC. Tiled floor, underfloor heating, electric heated towel rail, three ceiling spotlights and extractor fan.

LOUNGE

13'7" x 11'6" (4.14m x 3.51m)

With television point for a wall mounted television, four ceiling spotlights, underfloor heating and double glazed window to the front elevation.

OPEN PLAN FAMILY LIVING/DINING/KITCHEN

30'6" x 14'0" (9.30m x 4.27m)

A substantial open plan family living/dining/kitchen space with two sets of 3.2m aluminium bi-folding doors leading out onto the substantial, south facing block paved patio. The kitchen area is equipped with wall cupboards with under lighting, base units and drawers with laminate marble effect work surfaces above. Inset sink with drainer and mixer tap. Integrated cooking appliances include a single electric oven, separate microwave and a four ring induction hob with modern extractor hood above. Integrated dishwasher and integrated fridge/freezer. Tiled floor, underfloor heating, tiled splashbacks behind the sink, ample ceiling spotlights and television point for a wall mounted television.

UTILITY

11'9" x 5'4" (3.58m x 1.63m)

Having a base unit and large floor-to-ceiling cabinet with shelving. Inset sink with drainer and mixer tap, tiled splashbacks and marble effect laminate work surfaces. Plumbing for a washing machine and space for a tumble dryer. Tiled floor, underfloor heating, four ceiling spotlights and obscure glazed composite door leading out onto the substantial, south facing block paved patio.

LOBBY

8'10" x 3'1" (2.69m x 0.94m)

With tiled floor, underfloor heating, two ceiling spotlights and doors either side leading to the plant room and garage.

PLANT ROOM

4'9" x 3'9" (1.45m x 1.14m)

Housing the pressurised hot water cylinder and wall mounted gas central heating boiler.

FIRST FLOOR GALLERIED LANDING

With five ceiling spotlights, radiator and large window feature to the front elevation affording pleasant aspects looking out over the driveway and beyond.

BUILT-IN STORAGE CUPBOARD

6'10" x 3'0" (2.08m x 0.91m)

With wall mounted light point.

MASTER BEDROOM 1

21'5" x 13'2" (6.53m x 4.01m)

A large master bedroom with radiator, television point for a wall mounted television and double glazed window to the rear elevation.

EN SUITE

10'10" x 4'4" (3.30m x 1.32m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure with a sliding door with modern black fittings. Vanity unit with wash hand basin, mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, heated towel rail, three ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

BEDROOM 2

12'1" x 11'10" (3.68m x 3.61m)

A second double bedroom with radiator, television point for a wall mounted television and double glazed window to the front elevation affording a pleasant outlook over the driveway and beyond.

BEDROOM 3

11'10" x 11'7" (3.61m x 3.53m)

A third double bedroom with radiator, television point for a wall mounted television and double glazed window to the rear elevation.

FAMILY BATHROOM

10'10" max x 6'1" (3.30m max x 1.85m)

Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap and tiled surround. Separate tiled shower enclosure with rainfall shower plus additional shower attachment. Vanity unit with wash hand basin, mixer tap, storage cupboard beneath and full height tiled splashbacks above the sink. Low flush WC. Tiled floor, heated towel rail, five ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

INTEGRAL SINGLE GARAGE

15'11" x 8'4" (4.85m x 2.54m)

With water tap, two double power points, central LED fluorescent light point, up and over door and connecting door leading through to the house.

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.











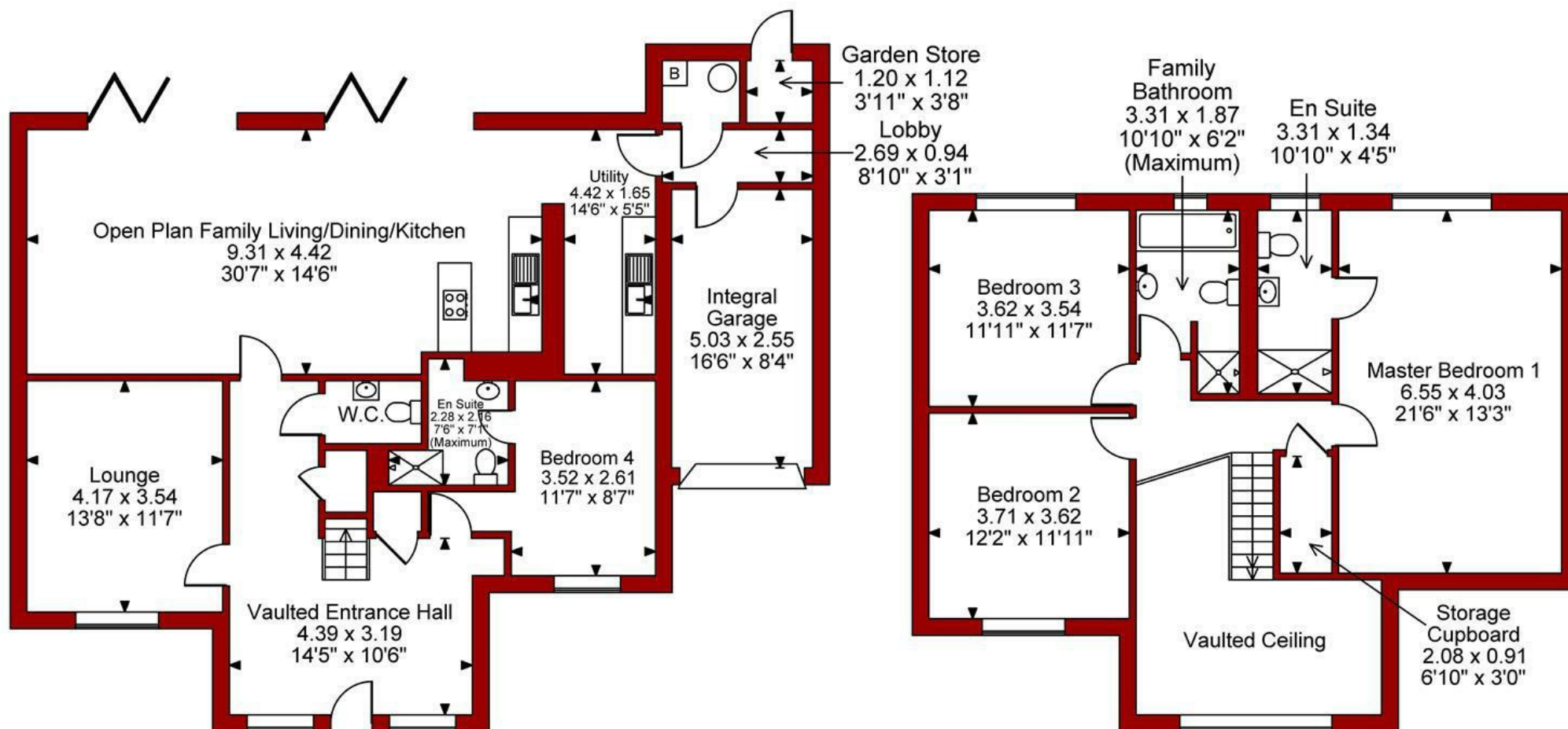








Lichfield Lane, Mansfield
Approximate Gross Internal Area
Main House = 185 SQ M/1995 SQ FT
Integral Garage = 13 SQ M/138 SQ FT
Total = 198 SQ M/2133 SQ FT



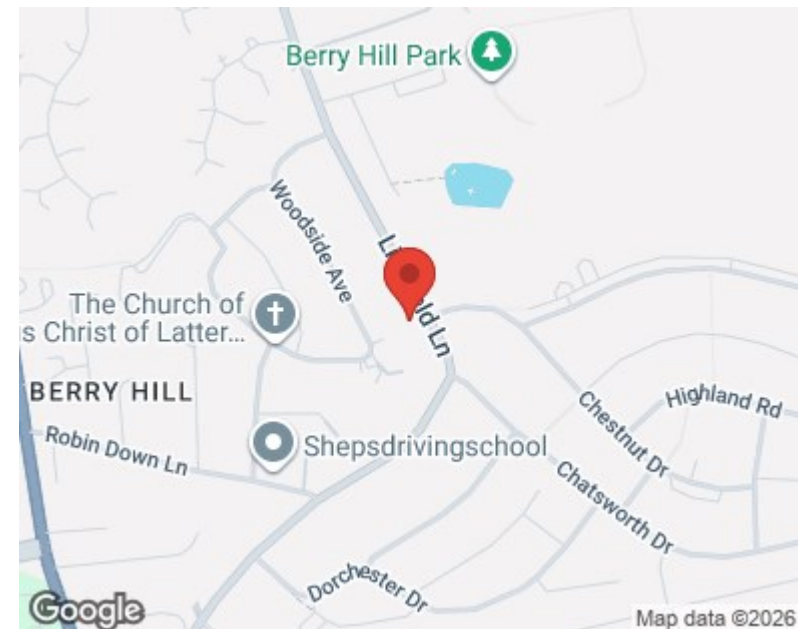
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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		
	81	84
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		
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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Surveyors, Estate Agents, Valuers, Auctioneers