



108 Chatsworth Drive, Mansfield,
Nottinghamshire, NG18 4QX

No Chain £440,000

Tel: 01623 626990

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

- Fully Renovated Detached Bungalow
- Substantial Open Plan Living/Dining/Kitchen
- Conservatory
- Re-wired & New Gas Boiler
- South Facing Rear Garden
- 3 Bedrooms & Modern Bathroom
- Integrated Kitchen Appliances
- Brand New Underfloor Heating System
- Large Tandem Length Garage
- Viewing Essential!

A fully renovated three bedroom detached bungalow occupying a good sized plot with a large garage on the edge of the highly regarded Berry Hill area on the south side of Mansfield.

The property has recently undergone a comprehensive program of renovation throughout completed to an exceptional high standard creating a first class single storey dwelling of high calibre which would suit a variety of buyers from downsizers, single occupiers, couples or young families.

The property has a brand new underfloor heating system and gas boiler. The property has been re-wired with brand new sockets, switches and LED ceiling spotlights. There is a brand new kitchen and bathroom and brand new UPVC double glazed windows and doors. There is wiring in place for an alarm system which our clients could install at an additional cost.

The layout of living accommodation extends to approximately 1,112 sq ft and comprises a good sized entrance hall with cloaks cupboard, a substantial, L-shaped open plan living/dining/kitchen and a conservatory. The kitchen comes with integrated appliances and high quality quartz work surfaces. There are three bedrooms and a modern family bathroom with a bath and separate shower. The property has been redecorated throughout and includes new internal oak doors, new carpets and oak style herringbone vinyl flooring.

It is rare for a bungalow to come to the market in this area renovated to a high standard with no work required. Internal viewing is essential. No upward chain.

OUTSIDE

The property stands back from Chatsworth Drive with a driveway to the side which leads to a large tandem length garage with a remote controlled up and over door. The front garden is L-shaped in configuration, mainly laid to lawn with bark chippings and ample borders to the right of the driveway with a gate at the end providing access to the rear garden. To the rear of the property, there is a south facing garden featuring a hardstanding patio which continues along the rear of the garage. There are lawns, mature plants, shrubs and trees and a circular patio area at the end of the garden.

A COMPOSITE ENTRANCE DOOR WITH OBSCURE DOUBLE GLAZED FLOOR-TO-CEILING SIDE PANELS PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

13'5" max x 12'10" max (4.09m max x 3.91m max)

A spacious and welcoming entrance to the property with oak herringbone vinyl floor, underfloor heating, four ceiling spotlights, double glazed window to the front elevation and loft hatch with ladder attached leads to an insulated loft.

CLOAKS CUPBOARD

5'9" x 2'6" (1.75m x 0.76m)

Access from double doors off the entrance Hall. With double power point, ceiling spotlight, housing the underfloor heating manifold and brand new consumer unit.

OPEN PLAN LIVING/DINING/KITCHEN

25'2" x 22'2" max (7.67m x 6.76m max)

(12'0" into living area). A substantial, L shaped, open plan living dining and kitchen area benefiting from a triple aspect and ample natural daylight flooding into the room. The kitchen has range of contemporary shaker cabinets comprising wall cupboards with under lighting, base units and drawers, including pan drawers, complemented by quartz work surfaces with matching up stands which continues onto the windowsill. Under mount 1 1/2 bowl stainless steel sink with swan-neck brushed stainless steel boiling water and mixer tap. Integrated double oven, four ring induction hob with splashback and integrated extractor hood above with built in spotlights. Integrated fridge/freezer. Integrated dishwasher and integrated washing machine. Seven ceiling spotlights, ample double power points, oak herringbone vinyl flooring and double glazed window to the rear elevation. The dining area continues with the oak herringbone vinyl floor, Carpet to the living space, ample power points, television point to hang a wall mounted television, eight ceiling spotlights, two double glazed windows to the front elevation and open access through to the:

CONSERVATORY

10'4" x 9'0" (3.15m x 2.74m)

With oak herringbone vinyl floor, double power point, two wall light points, ceiling fan, ample double glazed windows to the rear elevation enjoying south facing views over the garden and double glazed patio patio door leading out onto the rear garden.

BEDROOM 1

13'11" x 11'10" (4.24m x 3.61m)

A spacious double bedroom with four ceiling spotlights, five double power points, television point to hang a wall mounted television and two double glazed windows to the front elevation.

BEDROOM 2

10'11" max x 10'1" (3.33m max x 3.07m)

A second double bedroom with three ceiling spotlights, three double power points and double glazed window to the rear elevation.

BEDROOM 3

9'10" x 7'11" (3.00m x 2.41m)

With four ceiling spotlights, three double power points and double glazed windows to side elevation.

BATHROOM

12'3" max x 5'9" (3.73m max x 1.75m)

A modern and beautifully appointed four piece white suite with black matte fittings comprising a large, freestanding bathtub with mixer tap and pencil shower attachment. Separate tiled shower enclosure with rainfall shower plus additional shower handset. Wall hung vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Fitted circular mirror above the sink with inset LED touch screen lighting. Modern tiled floor, modern part tiled walls, electric heated towel rail, three ceiling spotlights, extractor fan and two obscure double glazed windows to the side elevation.

LARGE GARAGE

33'5" x 11'4" max (10.19m x 3.45m max)

(9'0" minimum width). A large tandem length garage, with wall cupboards, base units and work surfaces. Power and light points. Housing the gas meter, pressurised hot water cylinder and Vaillant gas central heating boiler. Radiator, double glazed windows to the rear elevation at the end of the garage overlooking the south facing garden, obscure double glazed window to the side elevation and UPVC side entrance door leading out onto the rear garden. Remote controlled electric up and over door. Two taps, one internally and one externally.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith 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.







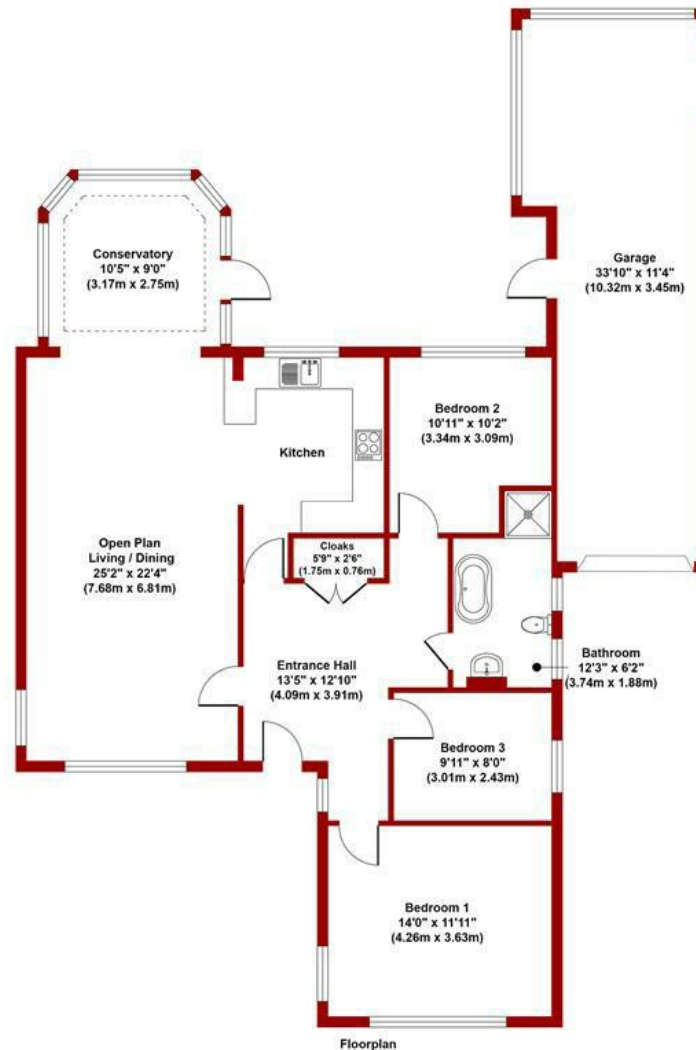








Chatsworth Drive, Mansfield
Approximate Gross Internal Area
Bungalow = 1112 SQ FT / 103 SQ M
Garage = 323 SQ FT / 30 SQ M
Total = 1435 SQ FT / 133 SQ M



Floorplan
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	74
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



RICS



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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

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