



**4 Rochdale Court, Mansfield,  
Nottinghamshire, NG18 3GX**

**Guide Price £460,000**

**Tel: 01623 626990**

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



- Modern & Extended Detached House
- Modern Kitchen & Bathrooms
- Open Plan Living/Dining/Kitchen & Utility
- Integral Double Garage
- Small Cul-De-Sac of Only 5 Detached Homes
- Four Good Sized Double Bedrooms
- En Suite & Family Bathroom
- Separate Bay Fronted Lounge
- Landscaped Front & Rear Gardens
- Highly Regarded Location

An impressive, modern detached family home with four double bedrooms and a superb 10m open plan living/dining/kitchen, positioned on a small cul-de-sac of only five detached dwellings in a highly regarded location.

An extended and modern four double bedroom detached house presented in immaculate condition throughout with an integral double garage, positioned on a small cul-de-sac of only five detached houses off Briar Lane in a highly regarded location.

The property was built in 1998 and has been occupied by our clients since 2004. The property has been modernised and improved to a high standard throughout to include an oak and glass staircase, modern sanitaryware and tiling to the downstairs WC, family bathroom and en suite, and the large, 33'4" (10m) open plan family living/dining/kitchen with quartz work surfaces and French doors is certainly the main hub of this impressive family home.

The ground floor living accommodation comprises an entrance hall, modern downstairs WC, utility, bay fronted lounge and a superb open plan living/dining/kitchen with French doors leading out onto the rear garden. The first floor galleried landing leads to a large master bedroom with extensive fitted wardrobes and a modern en suite. There are three further good sized double bedrooms all with fitted wardrobes and a modern family bathroom. The property has gas central heating and UPVC double glazing.

## OUTSIDE

The property is one of only five detached houses on a small cul-de-sac located in a very popular area off Briar Lane. The property has a beautifully landscaped front garden featuring a circular lawn surrounded by an attractive block paved border with planting borders with shrubs and a laurel hedgerow boundary to one side. The block paving continues across the front of the house where there is an outside tap, and a double width tarmac driveway leads to an integral double garage equipped with power and light and a remote controlled electric up and over door. A side gate and paved pathway leads round to the rear garden. To the rear of the rear of the property, there is a delightful, landscaped garden (not overlooked) featuring an extensive stone paved patio extending the full depth of the garden on one side beneath a pergola. There is a useful storage shed equipped with power and light to the side of the house and an outside tap. The stone paving continues to a pathway extending across the full width of the house to a pathway and gate on the other side of the house leading to the front. There is a central lawn, gravel areas and ample raised flowerbeds with plants and

shrubs. Situated at the end of the garden, there is a further sunken paved patio and pergola providing additional outdoor seating space adjacent to a shed equipped with power and light.

AN OPEN FRONTED CANOPY STORM PORCH WITH BLOCK PAVED FLOOR AND CEILING SPOTLIGHT LEADS TO AN OBSCURE GLAZED COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

## ENTRANCE PORCH

4'7" x 3'0" (1.40m x 0.91m)

With tiled floor, ceiling spotlight and connecting obscure glazed composite door through to the:

## ENTRANCE HALL

12'10" x 5'5" (3.91m x 1.65m)

With radiator, wood floor, coving to ceiling, impressive oak and glass staircase leads to the first floor and double doors open through to the lounge.

## CLOAKROOM

5'5" x 3'0" (1.65m x 0.91m)

Having a modern two piece white suite by Rak Ceramics comprising a low flush WC with enclosed cistern and a slate effect tiled wall behind. Wall hung wash hand basin with chrome mixer tap and slate effect tiled splashbacks. Radiator, tiled floor, coving to ceiling and extractor fan.

## LOUNGE

17'5" into bay x 11'10" (5.31m into bay x 3.61m)

Having a modern fireplace with inset log burner effect electric fire with marble hearth and wood surround. Radiator, coving to ceiling and double glazed bay window to the front elevation.

## OPEN PLAN LIVING/DINING/KITCHEN

33'4" x 16'4" max (10.16m x 4.98m max)

(10'8" into kitchen). Having a range of oak fronted cabinets comprising wall cupboards, base units and drawers complemented by quartz work surfaces. Inset 1 1/2 bowl stainless steel sink with drainer and chrome swan neck mixer tap. Integrated Neff appliances include a single oven, four ring gas hob, quartz splashbacks and stainless steel extractor hood above. Integrated dishwasher. There is a peninsula island with ample matching quartz work surfaces, three feature lights above and space for stools underneath. Tiled floor to the kitchen, six ceiling spotlights and a matte anthracite vertical radiator. The living/dining area features wood floor, coving to ceiling, fourteen ceiling spotlights, radiator, matte anthracite vertical radiator, two double glazed windows to the rear elevation and French doors leading out onto the rear garden.

## UTILITY

9'1" x 8'8" (2.77m x 2.64m)

A continuation from the kitchen, having oak fronted wall cupboards, base units and drawers complemented by quartz work surfaces. Inset circular stainless steel sink with chrome mixer tap. Space for a large American style fridge/freezer. Plumbing and space for a washing machine. Four ceiling spotlights, radiator, tiled floor, built-in understairs storage/boot cupboard, personal door through to the double garage and obscure glazed composite side entrance door.

## FIRST FLOOR GALLERIED LANDING

11'5" x 10'11" max (3.48m x 3.33m max)

With loft hatch, radiator and airing cupboard housing the pressurised hot water cylinder.

## MASTER BEDROOM 1

17'6" x 14'11" (5.33m x 4.55m)

A substantial master bedroom suite, having extensive fitted wardrobes with hanging rails and shelving. Two radiators, six ceiling downlights and double glazed window to the front elevation.

## EN SUITE

5'11" x 5'8" (1.80m x 1.73m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle. Wall hung vanity unit with chrome mixer tap and two storage drawers beneath. Low flush WC. Tiled floor, tiled walls, two ceiling spotlights, chrome heated towel rail, shaver point, extractor fan and obscure double glazed window to the front elevation.

## BEDROOM 2

14'0" x 11'10" (4.27m x 3.61m)

A really spacious second double bedroom, having extensive fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the front elevation.

## BEDROOM 3

11'10" x 10'1" (3.61m x 3.07m)

A good sized third double bedroom, having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

## BEDROOM 4

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

A good sized fourth double bedroom, having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

## FAMILY BATHROOM

9'7" max x 6'1" (2.92m max x 1.85m)

Having a modern three piece white suite with chrome fittings comprising a tiled inset bath with wall mounted rainfall shower over plus additional pencil shower attachment. Wall hung wash hand basin with mixer tap and storage drawer beneath. Low flush WC with enclosed

cistern. Tiled walls, tiled floor, chrome heated towel rail, four ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

## INTEGRAL DOUBLE GARAGE

15'2" x 14'3" (4.62m x 4.34m)

Equipped with power and light. Housing the Baxi gas central heating boiler. Ample wall cupboards, storage shelving and work surfaces. Remote controlled electric up and over door and personal door through to the utility.

## 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.

































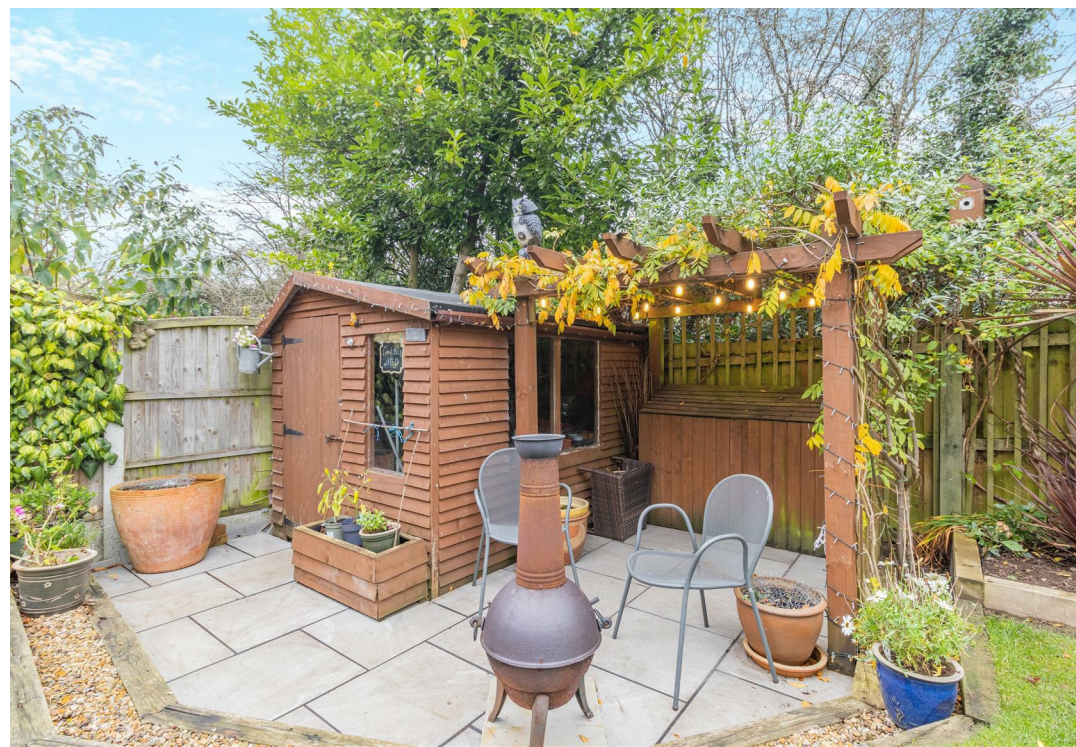




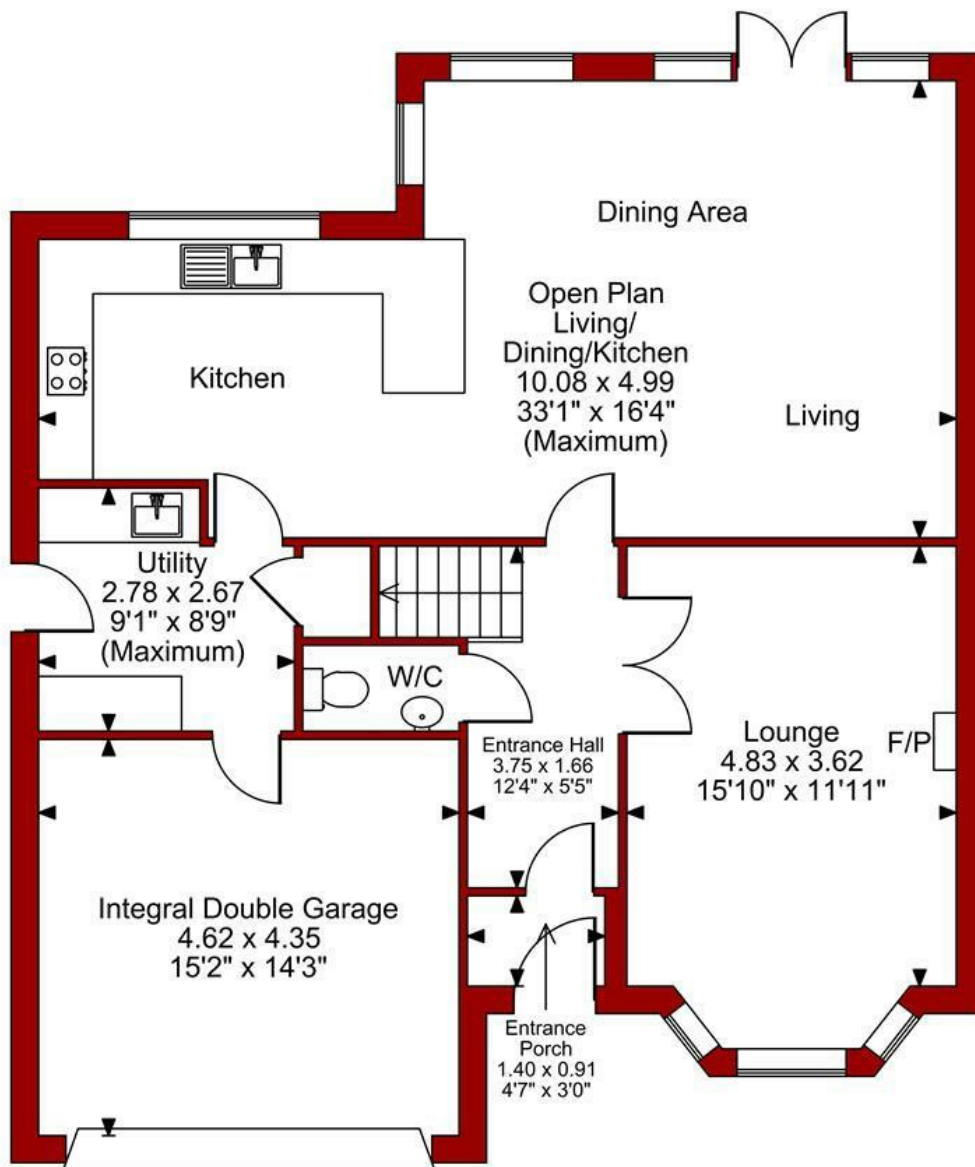






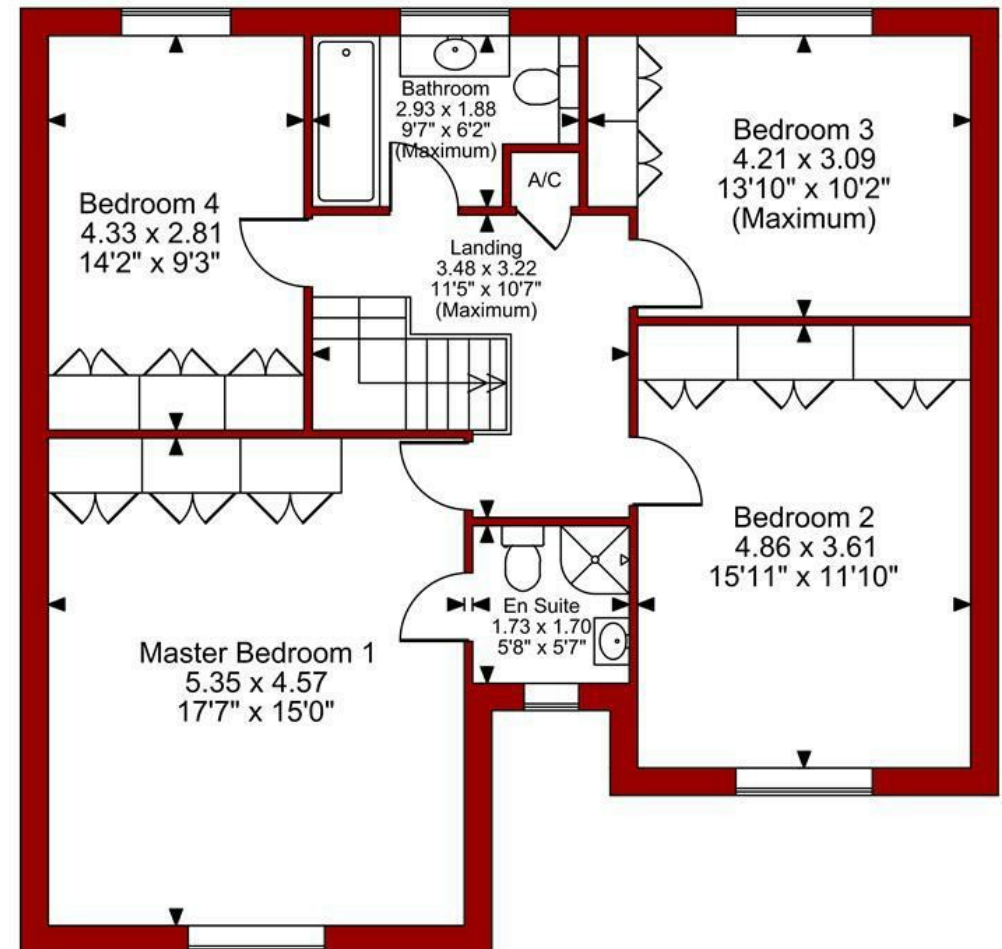






**Ground Floor**

**Rochdale Court, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 168 SQ M/1804 SQ FT**  
**Integral Double Garage = 20 SQ M/216 SQ FT**  
**Total = 188 SQ M/2020 SQ FT**



**First Floor**

**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                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 74      |                         |
| 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 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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