



**8 Chatsworth Close, Mansfield,  
Nottinghamshire, NG18 4QN**

**Offers Over £575,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 2,160 Sq Ft of Spacious Accommodation
- 4 Double Bedrooms & 3 Bath/Shower Rooms
- Open Plan Living/Dining/Kitchen & Utility
- Large South Facing Plot (0.23 Acres)
- Significantly Extended & Improved
- Vaulted Master Bedroom Suite
- Open Plan Lounge/Diner & Separate Office
- Integral Double Garage
- Sought After Cul-De-Sac Location

An extended four double bedroom detached house providing 2,160 sq ft of spacious family living accommodation and occupying a large, south facing plot approaching a quarter of an acre with an integral double garage.

The property has been owned by our clients for just over a decade during which time they have carried out a considerable amount of refurbishment and modernisation to the house to include a new roof, the addition of an open fronted oak storm porch, and extending the property three times to the side and rear creating a large open plan living/dining/kitchen, utility and separate office, and a first floor master bedroom with 3m vaulted ceiling, an en suite and a walk-in wardrobe.

The property was re-wired and a new central heating system installed during the same time as the kitchen and bedroom extension and there are UPVC double glazed windows and doors throughout. The living accommodation comprises an entrance hall, downstairs WC, separate office, utility, dual aspect open plan lounge/diner with French doors and a substantial open plan living/dining/kitchen with island, walk-in pantry, ceiling lantern to the dining area and bi-fold doors leading out onto the south facing rear garden. The first floor landing leads to a dual aspect master bedroom with en suite and a walk-in wardrobe. There are three further double bedrooms, a second en suite and a family bathroom.

## OUTSIDE

Chatsworth Close is a small cul-de-sac featuring a range of high quality and high value detached homes, with number 8 occupying a large plot approaching a quarter of an acre and benefiting from being south facing to the rear. The property stands back behind a brick walled boundary frontage adjacent to a large tarmac and block paved driveway which provides ample off-road parking for at least four cars which leads to an integral double garage equipped with power and light and with twin up and over doors. The front garden is laid to lawn with borders with plants and shrubs, and a gate to the side provides access to a useful area to the side of the house to keep a shed leading round to the rear garden. To the rear of the property, there is a large, south facing garden featuring a substantial Indian sandstone patio on two levels which extends across the full width of the property with ample brick wall features with light fixtures on top. Central steps from the main patio leads down to a further sandstone patio area leading to a central winding pathway leading to the feature hobbit house with lighting and a heater. Beyond here to the lower portion of the garden there are ample lawns and deep borders with plants, shrubs and trees.

AN OPEN FRONTED OAK STORM PORCH WITH BRICK BUILT BASE AND INDIAN SANDSTONE

PATH LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

## ENTRANCE HALL

14'10" x 10'3" max (4.52m x 3.12m max)

With radiator, laminate flooring, understairs storage cupboard, plus separate built-in storage cupboard and stairs to the first floor landing.

## DOWNSTAIRS WC

6'11" x 4'1" (2.11m x 1.24m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Radiator and obscure double glazed window to the front elevation.

## OPEN PLAN LOUNGE/DINER

25'9" x 12'10" max (7.85m x 3.91m max)

(9'10" into dining area). A beautifully appointed brick fireplace with multi fuel stove set on a granite hearth with oak mantle above. Two radiators, coving to ceiling, double glazed window to the front elevation and French doors leading out onto the south facing rear garden.

## OPEN PLAN LIVING/DINING/KITCHEN

28'3" max x 20'10" (8.61m max x 6.35m)

A substantial and superbly appointed open plan living/dining/kitchen extension with ceiling lantern and lighting to the dining area. The kitchen has a range of contemporary shaker cabinets comprising wall cupboards with under lighting, base units and drawers complemented by black granite work surfaces. There is a central island with base units and drawers, an under mount sink with swan-neck mixer tap, granite work surfaces and space for stools underneath. There is a free standing Stoves range cooker with induction hob available to purchase by separate negotiation. Built-in extractor hood above. Space and plumbing for a free standing fridge/freezer. There are ample ceiling spotlights, three radiators, laminate floor and bi-folding doors lead out onto the south facing rear garden. Double doors open to:

## WALK-IN PANTRY

6'10" x 3'10" (2.08m x 1.17m)

With extensive shelving, laminate flooring, work surfaces and light point.

## UTILITY

12'6" x 8'3" (3.81m x 2.51m)

Having base units and work surfaces. Inset ceramic sink with drainer and chrome swan-neck mixer tap. Plumbing and space for a dishwasher. Plumbing for a washing machine and space for a tumble dryer. Tiled floor, radiator, double glazed window and door to the rear elevation.

## OFFICE

6'0" x 5'8" (1.83m x 1.73m)

With radiator, two ceiling spotlights and double glazed window to the rear elevation.

## FIRST FLOOR LANDING

With loft hatch and built-in storage cupboard with access to eaves storage.

## MASTER BEDROOM SUITE

18'8" x 15'9" (5.69m x 4.80m)

A spacious, dual aspect, master bedroom with 3m vaulted ceiling. Two radiators, double glazed window with two ceiling spotlights to the front elevation and double glazed window to the rear elevation enjoying south facing views over the garden.

## EN SUITE

7'4" x 6'7" (2.24m x 2.01m)

Having a modern three piece white suite comprising a tiled shower cubicle. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, radiator, ceiling spotlights, extractor fan, shaver point and obscure double glazed window to the rear elevation.

## WALK-IN WARDROBE

7'9" x 5'5" (2.36m x 1.65m)

With fitted shelving and double hanging rails. Radiator.

## BEDROOM 2

12'3" x 11'5" (3.73m x 3.48m)

A second double bedroom, having built-in wardrobes with double hanging rails. Radiator and double glazed window to the rear elevation enjoying south facing views over the garden.

## EN SUITE

6'6" max x 4'8" (1.98m max x 1.42m)

Having a modern three piece white suite comprising a shower cubicle. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Chrome heated towel rail, extractor fan and double glazed window to the rear elevation.

## BEDROOM 3

15'5" x 14'0" max (4.70m x 4.27m max)

Having built-in wardrobes with double hanging rails. Radiator, recess storage area and double glazed window to the front elevation.

## BEDROOM 4

9'10" x 8'11" (3.00m x 2.72m)

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

## FAMILY BATHROOM

9'11" x 5'6" (3.02m x 1.68m)

Having a modern three piece white suite comprising a P-shaped panelled bath with mixer tap and electric Triton shower above. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail, radiator, four ceiling spotlights, extractor fan and double glazed window to the rear elevation.

## INTEGRAL DOUBLE GARAGE

18'2" x 16'2" (5.54m x 4.93m)

Housing the Baxi central heating boiler. With power and light points and twin electric 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.

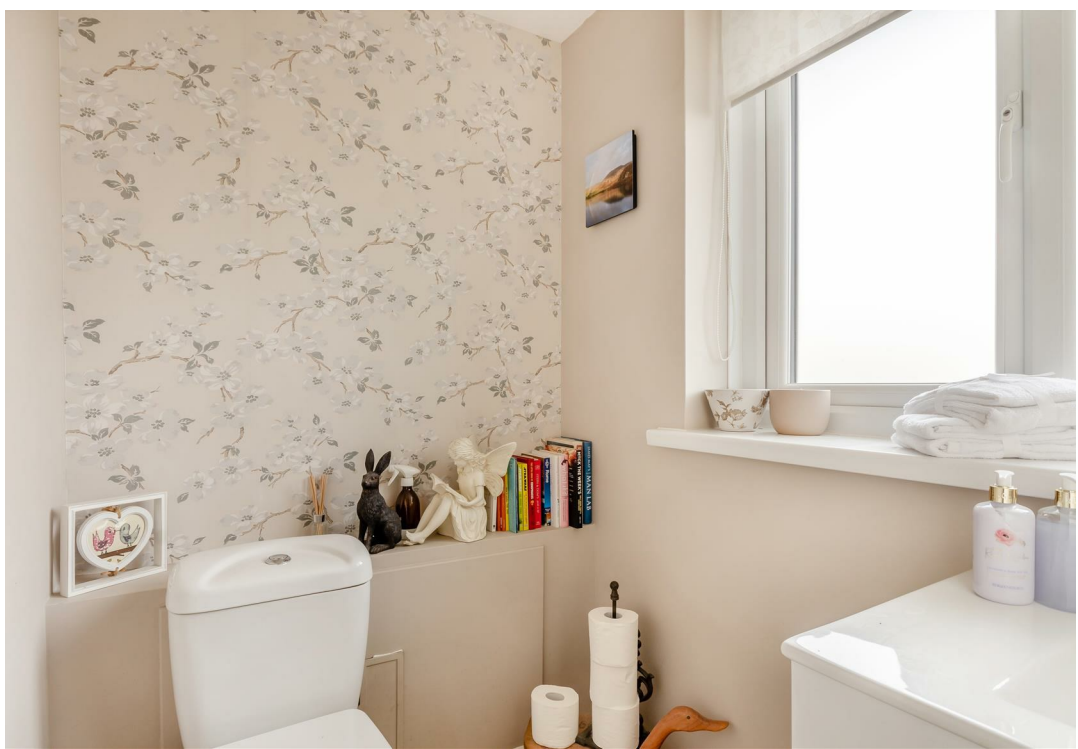
## MORTGAGE ADVICE

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.













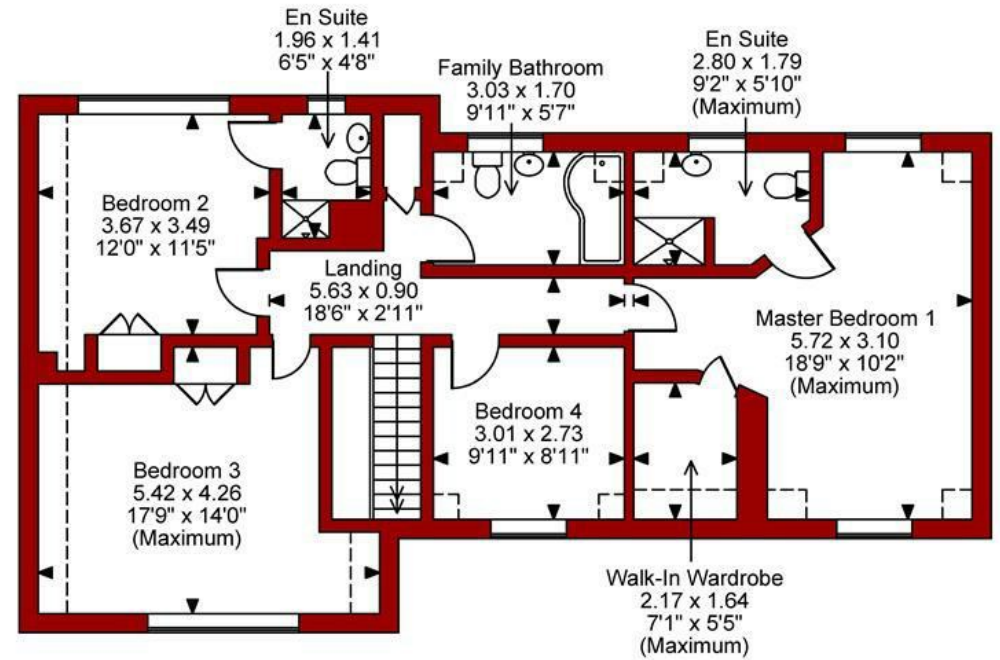
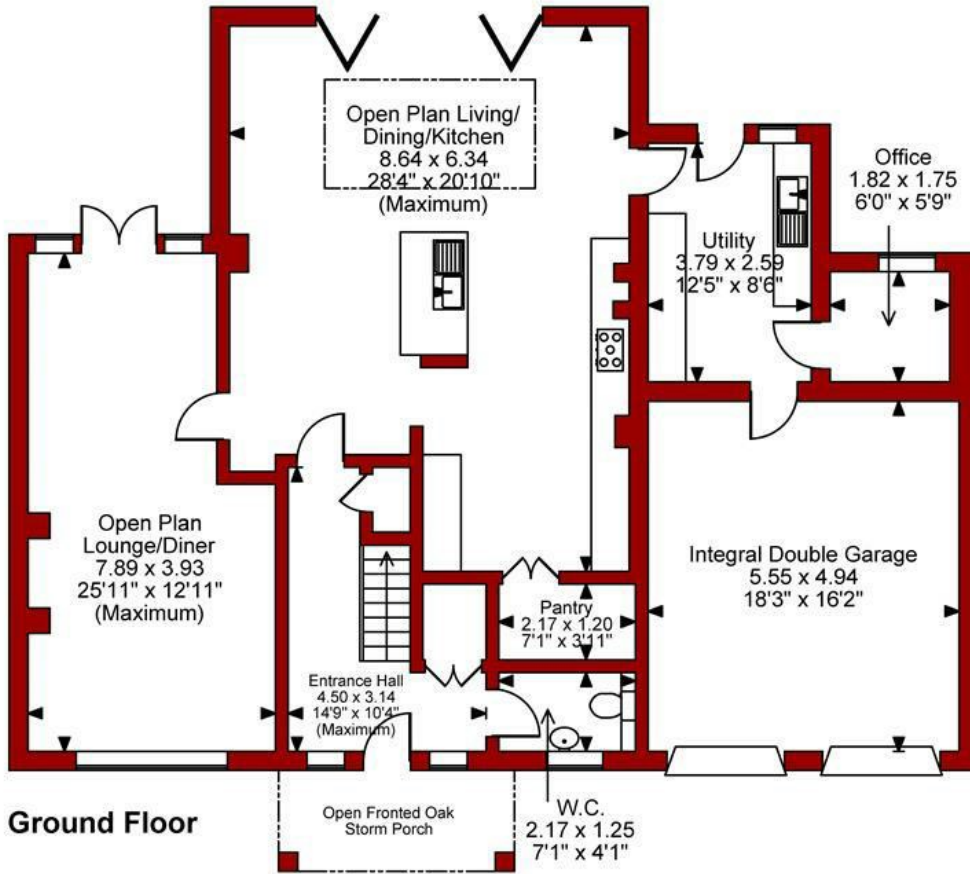








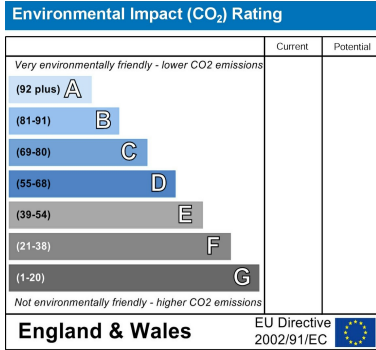
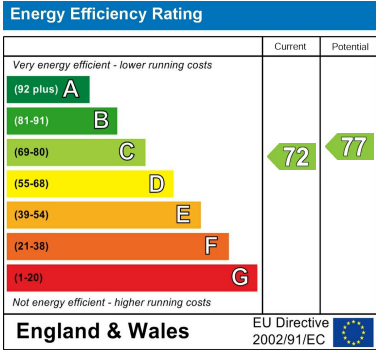
**Chatsworth Close, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 201 SQ M /2160 SQ FT**  
**Integral Double Garage = 27 SQ M /295 SQ FT**  
**Total = 228 SQ M /2455 SQ FT**



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

□□□□ Denotes restricted head height

The position & size of doors, windows, appliances and other features are approximate only.



*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