



**303 Chesterfield Road South, Mansfield,  
Nottinghamshire, NG19 7ES**

**£325,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Chalet Bungalow
- Three Bedrooms
- 31ft Open Plan Living/Dining/Kitchen
- Corner Plot / Well Maintained Gardens
- Garage & Driveway to Rear
- Beautifully Appointed Throughout
- Ground Floor Bathroom & Upstairs WC
- Utility & Pantry
- South Facing Rear Garden
- Close Proximity to Amenities

A double fronted and beautifully appointed three bedroom detached chalet bungalow occupying a good sized corner plot with a south facing rear garden and ample off road parking. The property has been renovated and significantly modernised and improved throughout by our clients to include a loft conversion and a front extension.

The ground floor layout of living accommodation comprises an entrance hall, lounge/bedroom three with stone fireplace, a superb, south facing, 31ft open plan living/dining/kitchen with pantry, utility/side entrance lobby, bedroom one with ample fitted wardrobes and a modern bathroom. The first floor landing leads to bedroom three and a modern cloakroom/WC. The property has gas central heating (combi boiler) and UPVC double glazing.

The property is available with no upward chain.

## OUTSIDE

The property stands back from the road behind an extensive stone wall and well established laurel hedgerow boundary frontage which extends to the side alongside Thorn Avenue. Front twin stone pillars and a pedestrian gate opens onto a central pathway which leads to the front entrance door. There are well maintained lawns either side of the pathway with planting borders to the side and immediately in front of the property. A pathway extends across the front of the property leading round to the side where there are extensive lawns and deep planting borders. There is a driveway entrance to the side of the property off Thorn Avenue providing ample off road parking with gated access at the end leading to the rear garden. To the rear of the property, there is a south facing garden laid to artificial lawn with block paved and hardstanding patio areas and a shed with power and light. There is a decked area beneath a pergola with access to another shed and an outside tap.

A MODERN COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE HALL

13'8" x 6'4" (4.17m x 1.93m)

With radiator and stairs to the first floor landing.

### LOUNGE/BEDROOM 2

13'5" into bay x 11'11" (4.09m into bay x 3.63m)

A beautifully appointed and versatile room which could be utilised as a third bedroom or a reception room. There is a feature stone and brick fireplace with granite hearth, coving to ceiling, two radiators and double glazed bay window to the front elevation.

## OPEN PLAN LIVING/DINING/KITCHEN

31'2" x 10'10" max (9.50m x 3.30m max)

(9'10" into dining/living area). A superbly appointed and spacious open plan living/dining/kitchen, having defined kitchen, dining and living areas. The kitchen has modern cabinets comprising wall cupboards, base units and drawers complemented by brushed metal handles and butchers block wood work surfaces. Under mounted twin Belfast sinks with brushed chrome oyster mixer tap. Integrated stainless steel microwave oven and separate single oven. Integrated four ring induction hob and stainless steel extractor hood above. Integrated fridge/freezer. Wood floor, coving to ceiling, ceiling spotlights and downlights, two double glazed windows to the rear elevation and French doors leading out onto the south facing rear garden.

### PANTRY

5'4" x 2'6" (1.63m x 0.76m)

With power and light points and obscure double glazed window to the side elevation.

### UTILITY/SIDE ENTRANCE LOBBY

6'3" x 5'4" (1.91m x 1.63m)

Enclosed recess area housing the combi boiler. Wood effect laminate work surfaces, painted panelled wall, space and plumbing for a washing machine and tumble dryer. Composite side entrance door. Connecting stable door leads to the kitchen.

### BEDROOM 1

16'5" max into alcove x 11'11" (5.00m max into alcove x 3.63m)

(14'3" min). A good sized double bedroom, having two sets of three door fitted wardrobes with hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the front elevation.

### BATHROOM

11'10" max x 4'10" (3.61m max x 1.47m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower handset. Pedestal wash hand basin with mixer tap. Low flush WC. Radiator, separate electric chrome heated towel rail, five ceiling spotlights, tiled effect vinyl flooring, coving to ceiling, part tiled walls and obscure double glazed window to the side elevation.

### FIRST FLOOR LANDING

With velux roof window to the rear elevation.

### BEDROOM 3

10'4" x 8'11" (3.15m x 2.72m)

With radiator and velux roof windows to the side and rear elevations.

### CLOAKROOM/WC

11'2" x 5'6" (3.40m x 1.68m)

Having a modern two piece white suite comprising a low flush WC. Separate wall hung

vanity unit with sink, chrome mixer tap, work surfaces to the side and storage shelf and drawer beneath. Radiator and velux roof window to the side elevation.

#### **GARAGE**

15'3" x 8'1" (4.65m x 2.46m)

With power and light points. External to the rear.

#### **SHED/WORKSHOP**

9'10" x 7'10" (3.00m x 2.39m)

With light and power points. External power point.

#### **SHED**

7'10" x 5'7" (2.39m x 1.70m)

With power points.

#### **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.

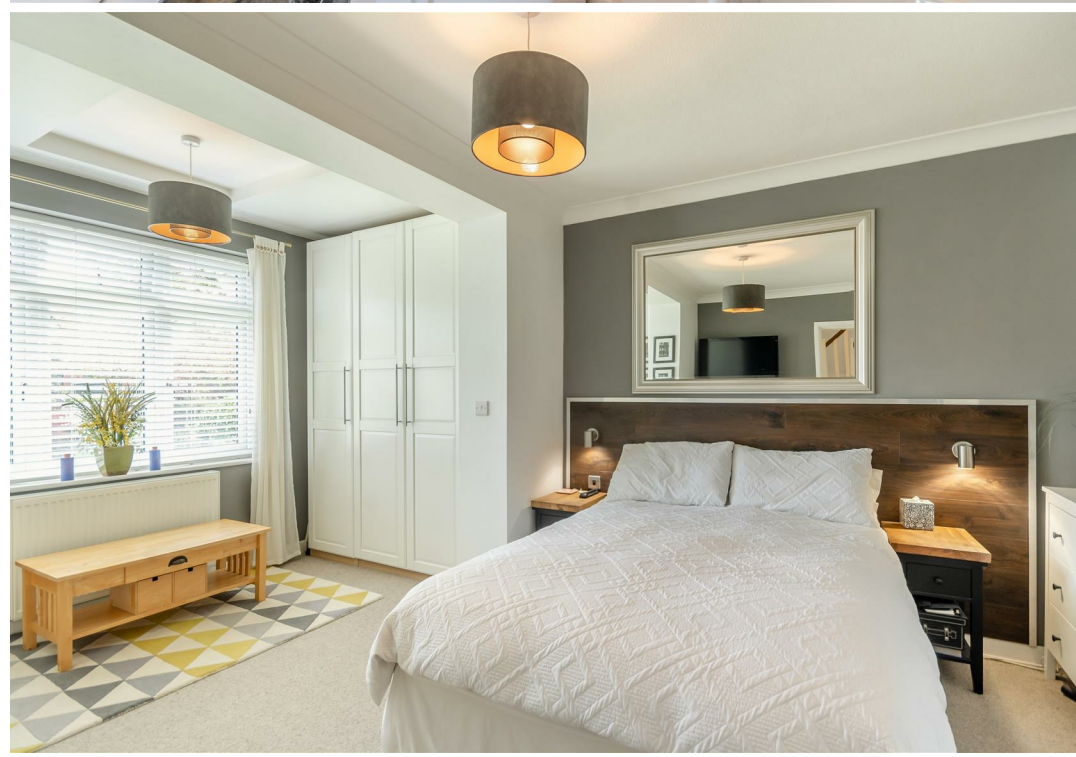
#### **FIXTURES & FITTINGS**

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.



















**Chesterfield Road South, Mansfield**

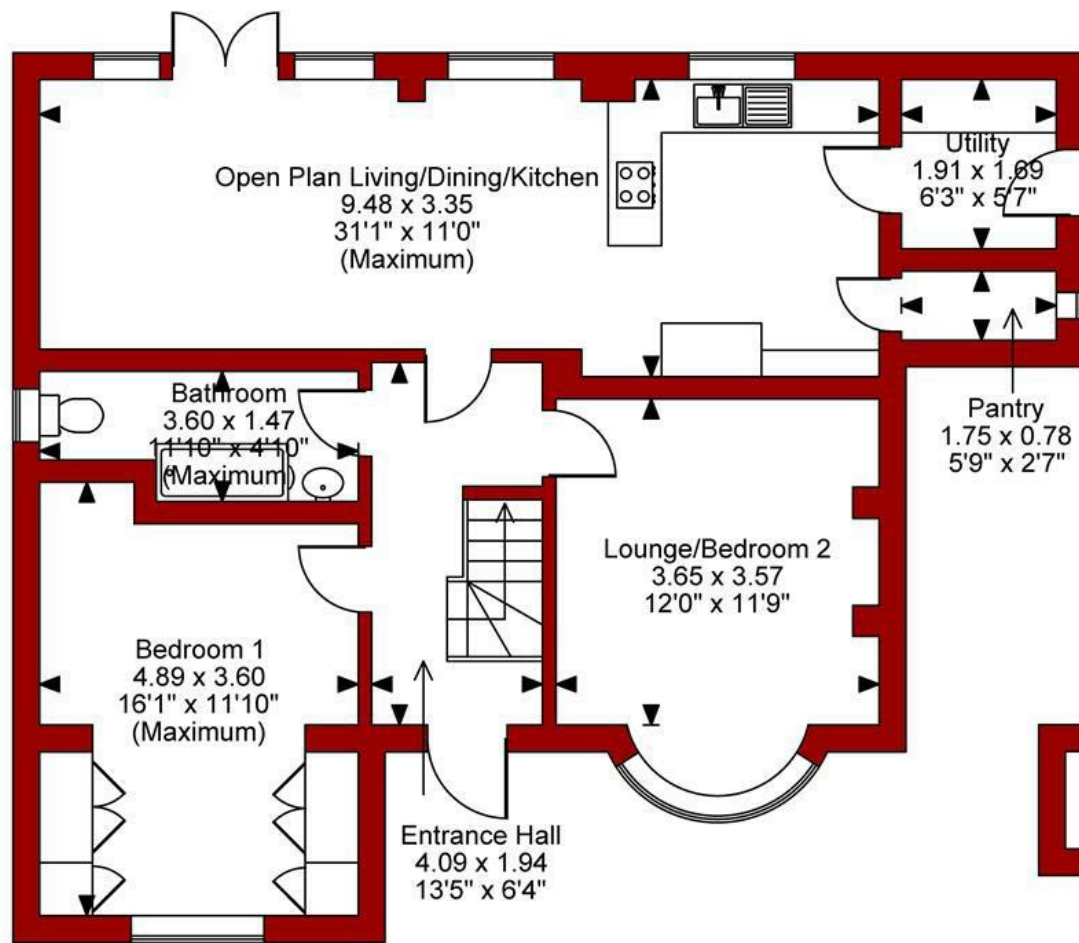
**Approximate Gross Internal Area**

**Main House = 93 SQ M /1007 SQ FT**

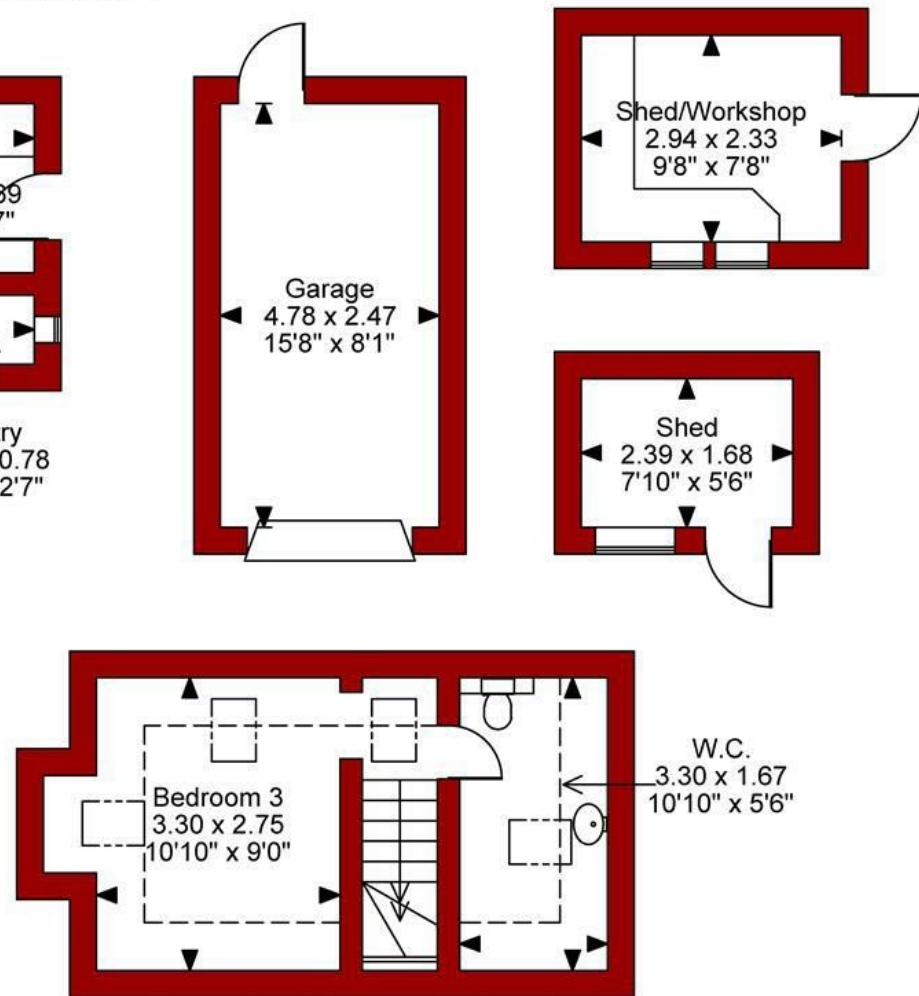
**Garage = 12 SQ M /127 SQ FT**

**Sheds & Workshop = 11 SQ M /117 SQ FT**

**Total = 116 SQ M /1251 SQ FT**



**Ground Floor**

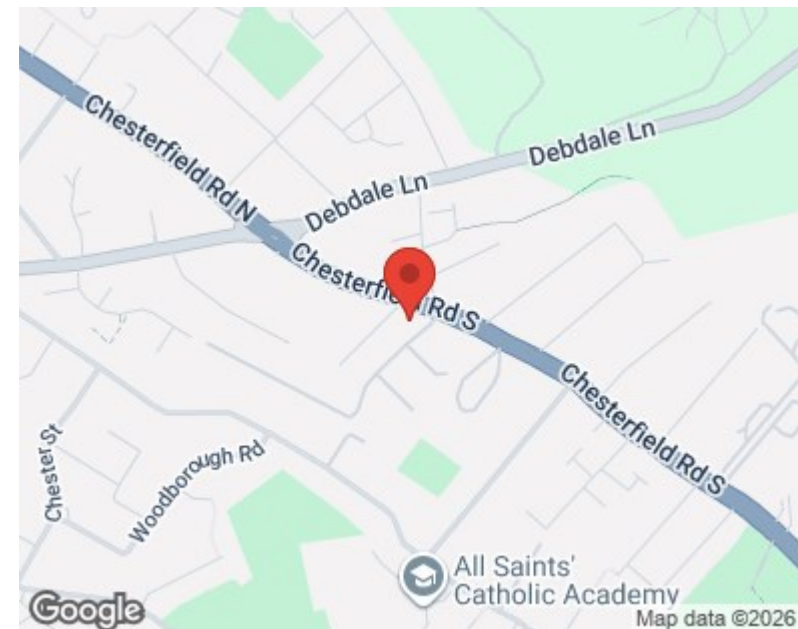
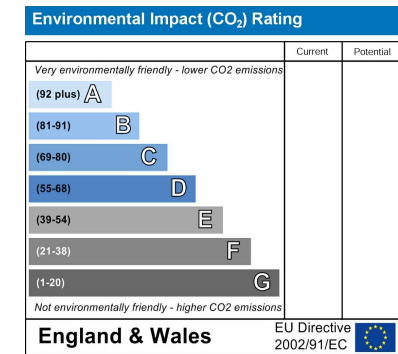
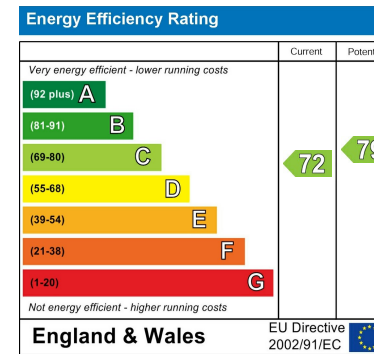


**First Floor**

**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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