

21 Southgreen Hill, Mansfield,
Nottinghamshire, NG18 4PU

No Chain £475,000

Tel: 01623 626990

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Extended Detached Family House
- Spacious Accommodation: 1,760 Sq Ft
- Open Plan Living/Dining/Kitchen
- Block Paved Driveway Frontage
- Good Sized Corner Plot (440m2)
- 4 Bedrooms & 2 Reception Rooms
- En Suite & Family Bathroom
- Utility/Boot Room
- Integral Single Garage
- West Facing Landscaped Rear Garden

An extended and spacious four bedroom detached family house occupying a good sized corner plot with ample off road parking and a west facing rear garden.

The property was built in the 1970s and is located within the heart of the highly regarded Berry Hill estate. The property was extended at ground floor level to the front elevation by the previous owner creating a larger hallway and an additional reception room. The property is presented in excellent condition throughout and benefits from UPVC double glazing, gas central heating from a new boiler installed in 2025 and a new roof installed in 2024.

The living accommodation extends to approximately 1,760 sq ft over two floors comprising on the ground floor; a large entrance hall, cloakroom/WC, snug and separate lounge divided by bi-folding doors, open plan living/dining/kitchen with granite work surfaces and a utility/boot room. The first floor landing leads to a master bedroom with fitted wardrobes and an en suite. There are three further bedrooms and a family bathroom.

Our client has occupied the property for almost two decades and is only selling due to downsizing. Internal viewing is highly recommended. No upward chain.

OUTSIDE

The property is set back from Southgreen Hill in a slightly elevated position and occupies a good sized corner plot extending to approximately 440m2, with an extensive block paved driveway frontage which leads to an integral single garage currently utilised as an office/storage space. There is a wide gate to the left hand side of the house leading to an enclosed block paved area ideal for bin storage and with access to the utility. To the other side of the house there is a brick wall and fenced boundary with gate providing access to the side and rear gardens. To the rear of the property, there is a substantial paved patio, artificial lawn and extensive, curved, retaining low walled boundaries extending from the side across the full width of the rear garden with raised beds above featuring pebbles and mature plants and shrubs. Two steps lead up to a raised patio area in the corner of the garden which houses a greenhouse. The garden continues to the side of the house with a lawn and summerhouse enclosed by fence and wall boundaries as well as a high, well maintained conifer boundary offering excellent privacy from Highland Road.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

23'10" x 7'5" max (7.26m x 2.26m max)
With radiator, oak flooring, six ceiling spotlights and stairs to the first floor landing.

CLOAKROOM/WC

8'3" x 3'11" (2.51m x 1.19m)
Having a modern two piece white suite comprising a low flush WC with enclosed cistern. Vanity unit with inset wash hand basin with mixer tap, tiled splashbacks and storage cupboard beneath plus a tall fitted cupboard to each side. Tiled floor, coving to ceiling and obscure double glazed window to the side elevation.

SNUG

13'0" x 12'3" (3.96m x 3.73m)
With radiator and bi-folding oak doors opening through to:

LOUNGE

14'0" x 12'0" (4.27m x 3.66m)
A light and airing reception room with radiator, laminate floor, double glazed windows to the front elevation plus side entrance door leading out onto the side garden.

OPEN PLAN LIVING/DINING/KITCHEN

28'10" x 13'9" max (8.79m x 4.19m max)
(8'10" into dining area). A spacious open plan living/dining/kitchen, having a range of modern cabinets complemented by large brushed metal handles and black granite work surfaces with matching upstands and windowsill. Under mount 1 1/2 bowl stainless steel sink with chrome swan-neck mixer tap. Integrated cooking appliances include a Neff single oven and a separate Neff microwave oven. Four ring ceramic hob, granite splashback and modetn KLT Kolbe extractor hood above. There is space for a full height fridge and separate space for a full height freezer. There is a peninsula island with ample granite work surfaces. Ten ceiling spotlights to the kitchen area, floor-to-ceiling radiator, second radiator, laminate floor, built-in pantry cupboard with shelving, double glazed window to the rear elevation plus two sets of French doors leading out onto the rear garden.

UTILITY/BOOT ROOM

14'5" x 4'4" (4.39m x 1.32m)
Having a Belfast sink with chrome swan-neck mixer tap. Granite work surface, laminate floor, three ceiling spotlights and plumbing and space for a washing machine. UPVC double glazed doors at each end leading out onto the driveway and rear garden.

FIRST FLOOR LANDING

With coving to ceiling and loft hatch leading to a partially boarded loft.

MASTER BEDROOM 1

13'0" x 12'4" (3.96m x 3.76m)
Having three double fitted wardrobes with double hanging rails and ample shelving. Radiator, coving to ceiling and double glazed window to the front elevation.

EN SUITE

5'10" x 4'9" (1.78m x 1.45m)
Having a modern three piece white suite with chrome fittings comprising a tiled shower

enclosure with rainfall shower plus additional shower attachment. Low flush WC. Wash hand basin mounted on a granite effect work surfaces with mixer tap. Heated towel rail, extractor fan and obscure double glazed window to the front elevation.

BEDROOM 2
12'9" x 12'5" (3.89m x 3.78m)
Having extensive fitted wardrobes with hanging rails, shelving and ample drawers. Radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 3
10'1" x 8'10" (3.07m x 2.69m)
With radiator, loft hatch with ladder attached, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 4
9'2" x 8'10" (2.79m x 2.69m)
With radiator, coving to ceiling and double glazed window to the rear elevation.

FAMILY BATHROOM
9'0" x 5'5" (2.74m x 1.65m)
Having a modern three piece white suite with chrome fittings comprising a P-shaped panelled bath with mixer tap and shower over. Vanity unit with wash hand basin with mixer tap and storage cupboards beneath and granite effect work surface to the side. Low flush WC with enclosed cistern. Chrome heated towel rail, fully tiled walls, five ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

INTEGRAL SINGLE GARAGE
15'11" x 8'0" (4.85m x 2.44m)
Currently utilised as an office/storage space. With power and light points. Double glazed window to the side elevation, personal door through to the entrance hall. Up and over door currently blocked up.

SUMMERHOUSE
13'8" x 7'11" (4.17m x 2.41m)
With two UPVC double glazed windows to the front elevation.

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.




























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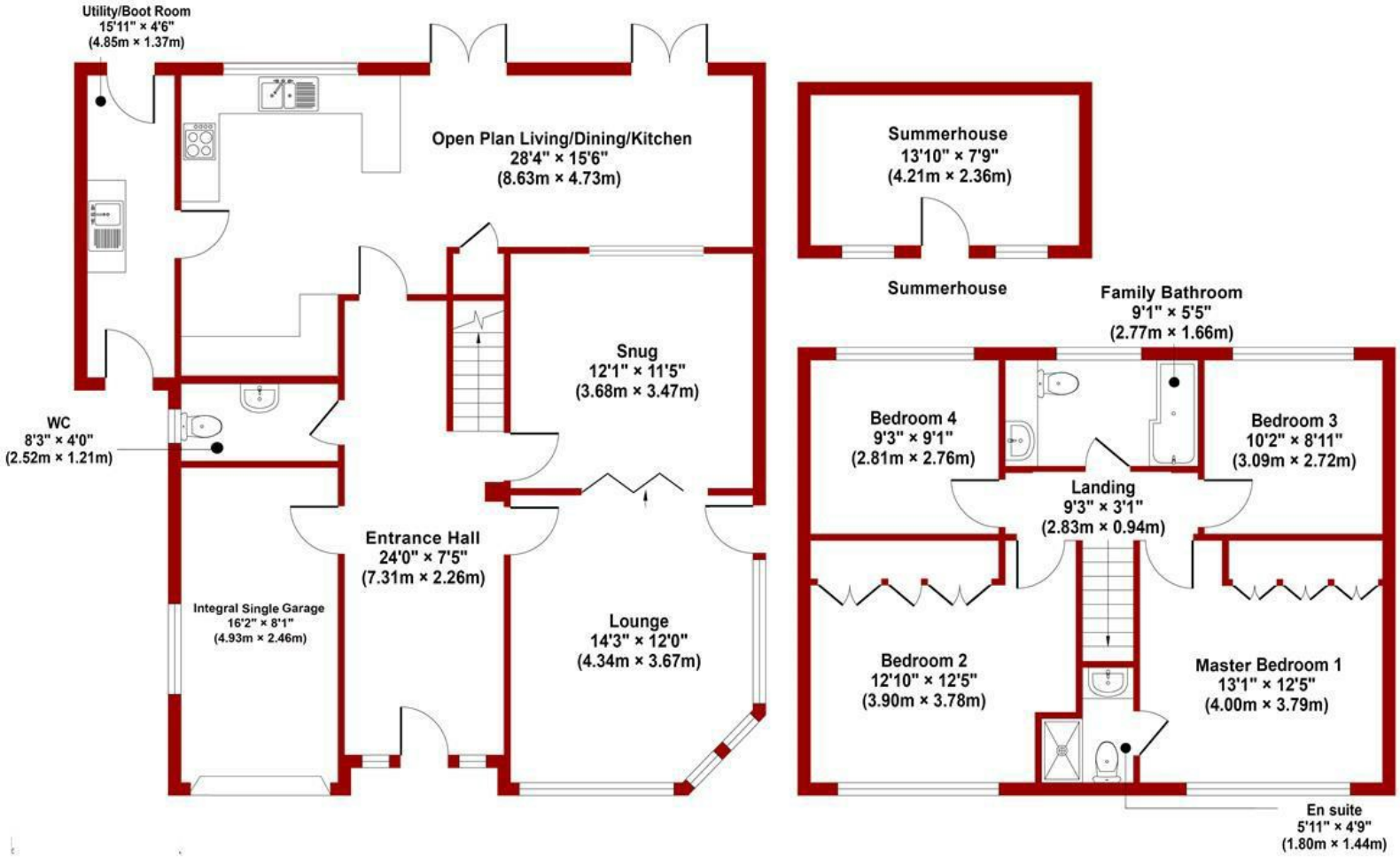








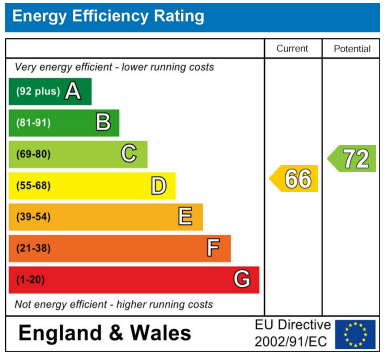
Southgreen Hill, Mansfield
Approximate Gross Internal Area
Main House = 1760 SQ FT / 164 SQ M
Integral Internal Garage = 131 SQ FT / 12 SQ M
Summerhouse = 107 SQ FT / 10 SQ M
Total = 1866 SQ FT / 174 SQ M

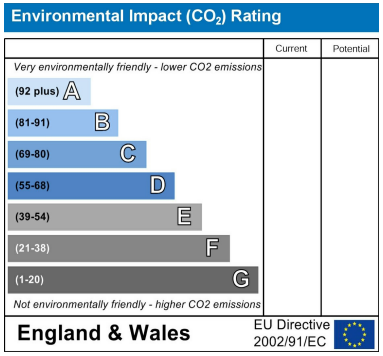


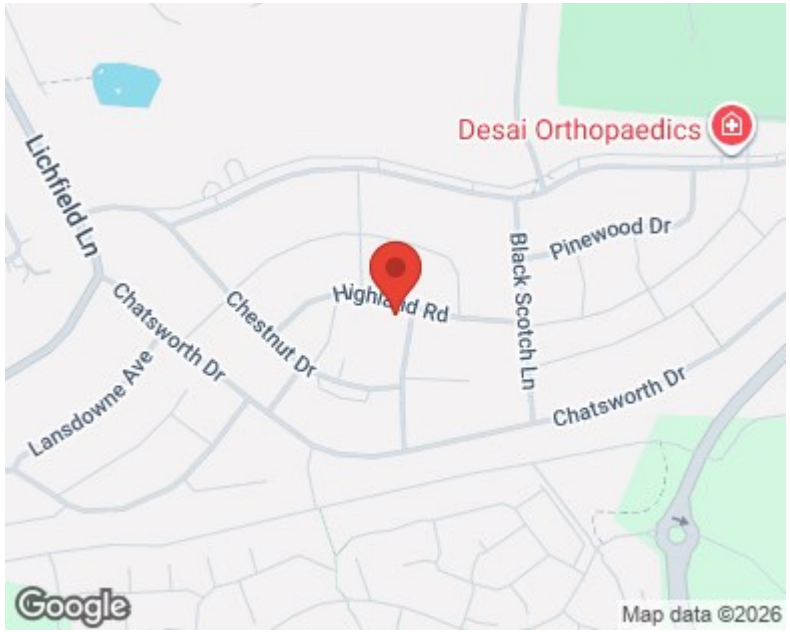
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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









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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

The Property Ombudsman

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