

10 Mansfield Road, Mansfield Woodhouse,
Mansfield, Nottinghamshire, NG19 9JN

No Chain £435,000

Tel: 01623 626990

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Early 20th Century Detached House
- 4 Bedrooms & 3 Reception Rooms
- Kitchen with Large Pantry
- Wonderful Large Plot (0.21 Acres)
- South Facing to Rear
- Immaculate Condition Throughout
- Modern En Suite & Family Bathroom
- Utility & Downstairs WC
- Immaculately Maintained Gardens
- Ample Off Road Parking

An early twentieth century four bedroom detached house ideal for growing families, occupying a large plot extending to circa 0.21 of an acre with a south facing rear garden, conveniently located within close proximity to excellent local amenities.

The property is typical of the era of construction with bay windows, 9ft high ceilings to the ground floor, 8ft ceilings to the first floor and many of the rooms are dual aspect with ample natural daylight.

The property is presented in immaculate condition throughout both internally and externally, offering a spacious family home extending to approximately 1,855 sq ft, with four bedrooms and three reception rooms. The ground floor accommodation comprises an entrance hall, sitting room, lounge, dining room, kitchen with large pantry, utility, and a downstairs WC. The first floor landing leads to a master bedroom with an en suite. There are three further bedrooms and a high quality, modern family bathroom with a bath and large walk-in separate shower. The property has gas central heating, UPVC double glazing, internal oak doors and loft insulation.

The property is offered to the market with the benefit of no upward chain and viewing is highly recommended.

OUTSIDE

The property occupies a wonderful plot extending to circa 0.21 of an acre with immaculately maintained gardens to both sides of the house and to the rear. The property stands behind a stone wall and laurel boundary frontage with a pedestrian gate entrance and separate double gates open onto a good sized gravel driveway providing off road parking for numerous vehicles screened from the side and rear garden by a fenced boundary. There is a paved front area flanked by stone wall boundary to the side leading to the front entrance door. At the end of the driveway double pedestrian gates open through to the side garden leading to the rear garden.

To the side of the house there are lawns with bark chippings to the borders with plants and shrubs open to the rear garden. To the rear of the property there is a large, immaculately maintained, south facing garden. There are extensive lawns and deep borders with a variety of colourful plants, mature shrubs and trees, including silver birch. There is a raised paved patio providing a lovely elevated seating area which extends to a block paved path and steps leading down to the lawns and to a hardstanding patio and two large sheds. Situated at the end of the garden is a sunken area with trees. To the left hand side of the house, there is an enclosed paved patio with gravel borders, enclosed from Mansfield Road by a mature hedgerow boundary. There is an outside tap and double power point.

AN OBSCURE UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

12'3" x 8'9" (3.73m x 2.67m)
With radiator, stairs to the first floor landing and understairs storage cupboard housing the consumer unit and electricity meter.

SITTING ROOM

14'5" into bay x 13'10" (4.39m into bay x 4.22m)
The first of three dual aspect reception rooms, having a feature blue brick fireplace with inset coal effect gas fire and slate hearth. Radiator, built-in cupboard, coving to ceiling, double glazed bay window to the side elevation and double glazed window to the front elevation.

LOUNGE

13'10" into bay x 13'9" (4.22m into bay x 4.19m)
A second dual aspect reception room, having a stunning stone fireplace with inset coal effect gas fire and matching stone hearth. Radiator, coving to ceiling, double glazed windows to the side and rear elevations and patio door leading out onto the garden.

DINING ROOM

15'2" x 8'9" (4.62m x 2.67m)
A third dual aspect reception room, with radiator, coving to ceiling and double glazed windows to the side and rear elevations.

KITCHEN

15'5" x 13'4" max (4.70m x 4.06m max)
Another dual aspect room, having a range of modern cabinets with long brushed metal handles comprising base units and drawers, including pan drawers, complemented by butchers block style work surfaces. Inset 1 1/2 bowl ceramic sink with drainer and chrome mixer tap. Integrated double oven, four ring Neff induction hob and stainless steel extractor hood above. Plumbing and space for a dishwasher and space for a fridge. Radiator, ample ceiling spotlights, chrome heated towel rail and three double glazed windows to the side elevations.

PANTRY

8'1" x 6'3" (2.46m x 1.91m)
Having a 10ft high ceiling, extensive fitted shelving across 6 levels, tiled floor, space for a fridge/freezer, wall mounted gas central heating boiler, gas meter and obscure double glazed windowpane to the side elevation.

UTILITY
9'11" x 6'10" (3.02m x 2.08m)
With 10ft high ceiling, plumbing for a washing machine and space for a tumble dryer above in a stacked formation. Space for a further appliance such as a fridge/freezer. Tiled floor, double glazed windowpane to the rear elevation and UPVC double glazed door leading out onto the south facing rear garden.

DOWNSTAIRS WC
5'0" x 2'10" (1.52m x 0.86m)
Having a low flush WC. Radiator, tiled floor, ceiling spotlight, overhead storage cupboard and obscure double glazed window to the rear elevation.

FIRST FLOOR LANDING
28'1" max x 8'9" max (8.56m max x 2.67m max)
With two radiators, four double glazed windows to the front, side and rear elevations.

MASTER BEDROOM 1
15'3" max x 12'9" (4.65m max x 3.89m)
With alcove space to house freestanding wardrobes, radiator and double glazed window to the side elevation.

EN SUITE
7'9" max x 4'6" (2.36m max x 1.37m)
Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure. Vanity unit with inset wash and basin with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel, part tiled walls, two ceiling spotlights and obscure double glazed window to the rear elevation.

BEDROOM 2
13'9" x 11'9" (4.19m x 3.58m)
A dual aspect, second double bedroom, with radiator, coving to ceiling, ample space for freestanding wardrobes and double glazed windows to the front and side elevations.

BEDROOM 3
13'9" x 11'8" (4.19m x 3.56m)
A third double bedroom with radiator, coving to ceiling, ample space for freestanding wardrobes and double glazed window to the side elevation.

BEDROOM 4
10'5" max into door reveal x 9'11" (3.18m max into door reveal x 3.02m)
(7'10" min). A dual aspect fourth bedroom, with radiator and double glazed windows to the front and side elevations.

FAMILY BATHROOM
15'2" max x 5'5" (4.62m max x 1.65m)
A superbly appointed family bathroom, having a modern four piece suite with chrome fittings comprising a large walk-in tiled shower enclosure with modern tiling, a rainfall shower plus additional shower handset. Separate panelled bath. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Modern part tiled walls, towel rail, extractor fan and obscure double glazed window to side elevation.

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.








MADONNA LILY
BIRD OF PARADISE
THE LONDON BOTANICAL GARDENS
PREMIER FLORAL COLLECTION






















beko



























































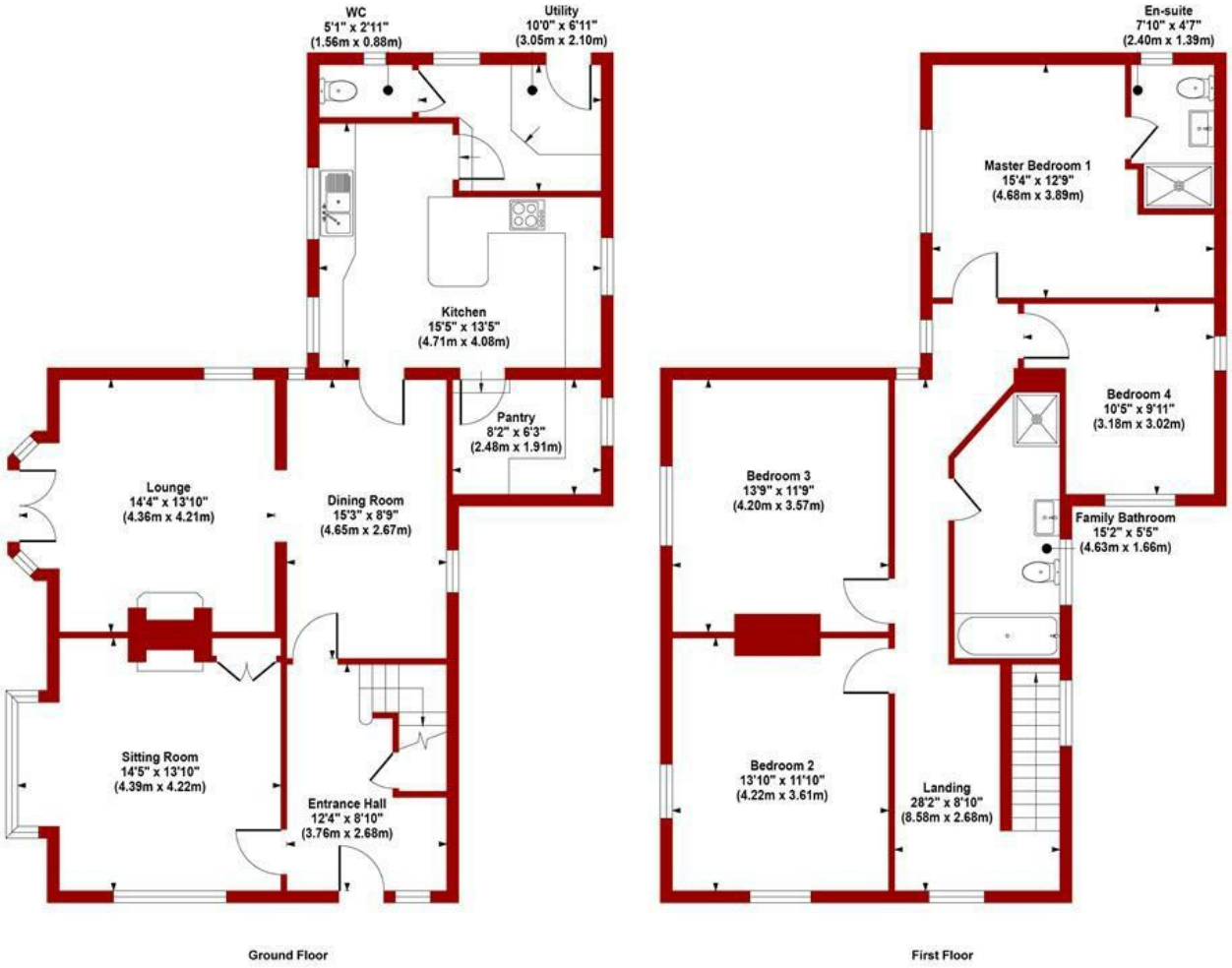



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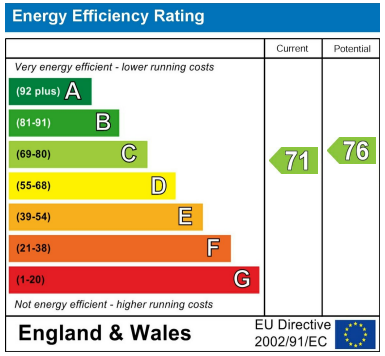


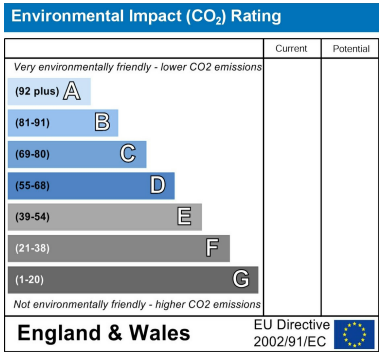
Mansfield Road, Mansfield Woodhouse
Approximate Gross Internal Area
Main House = 1855 SQ FT / 173 SQ M

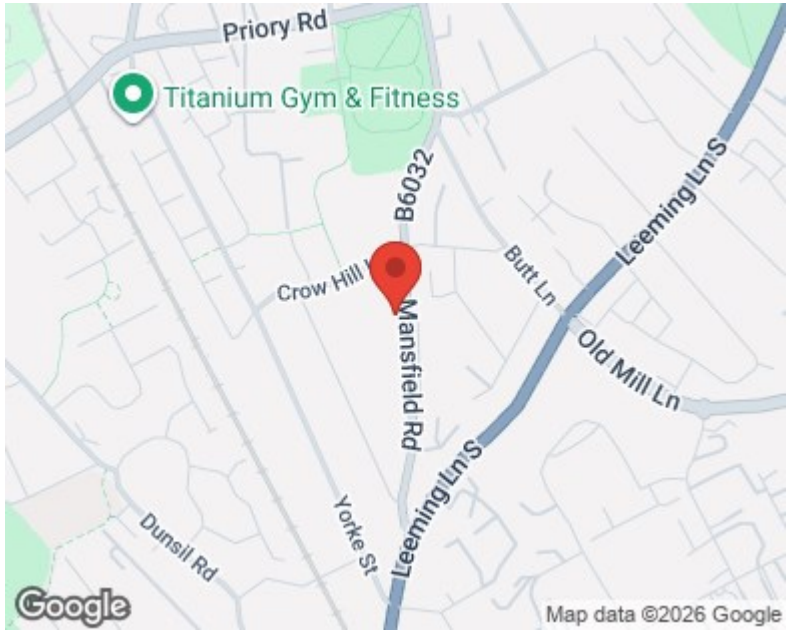


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors windows, appliances and other features are approximate only









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Thinking of selling? For a FREE no obligation quotation call 01623 626990

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The Property Ombudsman

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