



5 Saturn Road, Mansfield, Nottinghamshire,
NG18 6AY

£390,000

Tel: 01623 626990

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

- Modern Detached Family House
- 4 Bedrooms & 3 Bath/Shower Rooms
- Separate Kitchen/Diner
- Landscaped Corner Plot Position
- Driveway & Detached Single Garage
- Three Storey Living: 1,496 Sq Ft
- Dual Aspect Lounge
- Downstairs WC & Utility
- Walled Rear Garden
- Highly Regarded New Development

A modern and double fronted, three storey, four bedroom detached family house occupying a landscaped corner plot with a walled rear garden and a good sized detached garage.

The property was built by David Wilson Homes in 2019 situated on this highly regarded new development on the southern edge of Berry Hill within easy access to transport links, local amenities and excellent schools.

The property provides spacious family living accommodation spanning over three floors extending to just under 1,500 sq ft. On the ground floor, there is an entrance hall, WC, dual aspect lounge, L-shaped kitchen/diner with integrated appliances and French doors and a utility. The first floor landing leads to a master bedroom with dressing area and an en suite. There is a second double bedroom on the first floor as well as a family bathroom. The second floor landing leads to bedrooms three and four and a separate shower room.

OUTSIDE

Externally, there is a pathway to the front leading to the main entrance door flanked by a wall and railings boundary. There are borders with shrubs to the front of the property and a low maintenance gravel area to the front corner and to the side of the house. There is a tandem length driveway to the rear of the property leading to a good sized detached garage. Gated access between the house and the garage provides access to the rear garden. To the rear of the property, there is a walled, landscaped and low maintenance garden featuring an extensive paved patio which extends across the full width of the garden and continues alongside the garage providing ample outdoor seating space. There is a central artificial lawn area surrounded by low retaining sleepers and further shrubs.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

6'10" x 6'4" (2.08m x 1.93m)

With laminate floor, radiator and stairs to the first floor landing.

WC

4'11" x 3'0" (1.50m x 0.91m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with chrome mixer tap and tiled splashback. Radiator and laminate floor.

LOUNGE

19'0" into bay x 10'7" (5.79m into bay x 3.23m)

A spacious, dual aspect, reception room with two radiators, double glazed window to the side elevation and double glazed bay window to the front elevation.

KITCHEN/DINER

19'0" into bay x 13'8" max (5.79m into bay x 4.17m max)

Having a range of modern high gloss cabinets with chrome door handles comprising wall cupboards, base units and drawers with granite effect laminate work surfaces above. Inset stainless steel sink with drainer and chrome swan-neck mixer tap. Integrated double oven, four ring gas hob and stainless steel extractor hood above. Integrated dishwasher and integrated fridge/freezer. Cupboard housing the gas central heating boiler. Laminate flooring, radiator, double glazed windows to the front elevation, double glazed window and French doors to the rear elevation leading out onto the garden.

UTILITY

5'9" x 5'5" (1.75m x 1.65m)

Having high gloss cabinets comprising wall and base units and granite effect laminate work surfaces. Plumbing for a washing machine and space for a tumble dryer. Laminate flooring, radiator and composite entrance door leading out onto the driveway.

FIRST FLOOR GALLERIED LANDING

17'10" x 9'10" max (5.44m x 3.00m max)

With built-in storage cupboard, radiator, stairs to the second floor landing and double glazed windows to the front and rear elevations.

MASTER BEDROOM 1

11'2" x 10'3" (3.40m x 3.12m)

A spacious master bedroom with radiator and double glazed window to the front elevation. Open plan to:

DRESSING AREA

7'2" x 6'4" (2.18m x 1.93m)

With ample space for freestanding/or fitted wardrobes and a dressing table.

EN SUITE

7'2" x 4'6" (2.18m x 1.37m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, heated towel rail, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

10'11" x 9'8" (3.33m x 2.95m)

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

FAMILY BATHROOM

6'6" x 5'7" (1.98m x 1.70m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with tiled surround. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, heated towel rail, extractor fan and obscure double glazed window to the side elevation.

SECOND FLOOR LANDING

With radiator, built-in storage cupboard and roof window to the rear elevation.

BEDROOM 3

13'7" x 9'9" (4.14m x 2.97m)

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

BEDROOM 4

11'2" x 7'3" (3.40m x 2.21m)

With radiator and double glazed dormer window to the front elevation.

SHOWER ROOM

7'11" x 4'11" (2.41m x 1.50m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, heated towel rail, extractor fan and roof window to the rear elevation.

DETACHED SINGLE GARAGE

19'3" x 10'9" (5.87m x 3.28m)

Equipped with power and light. Up and over door.

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 zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

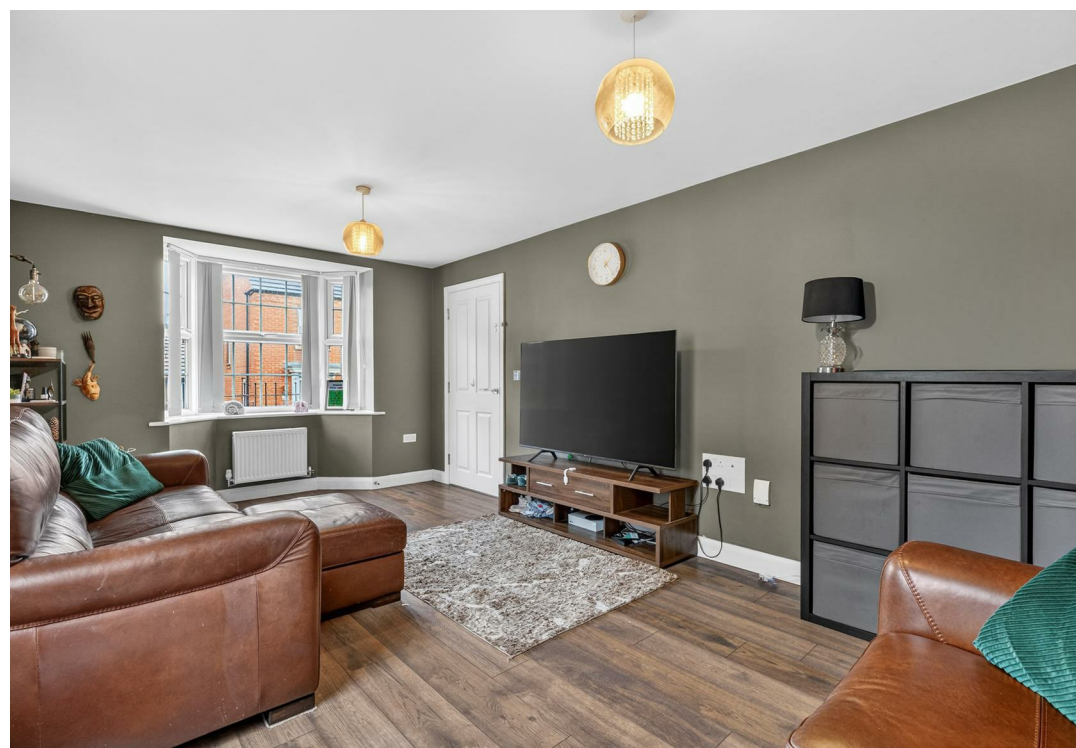
All mains services are connected.

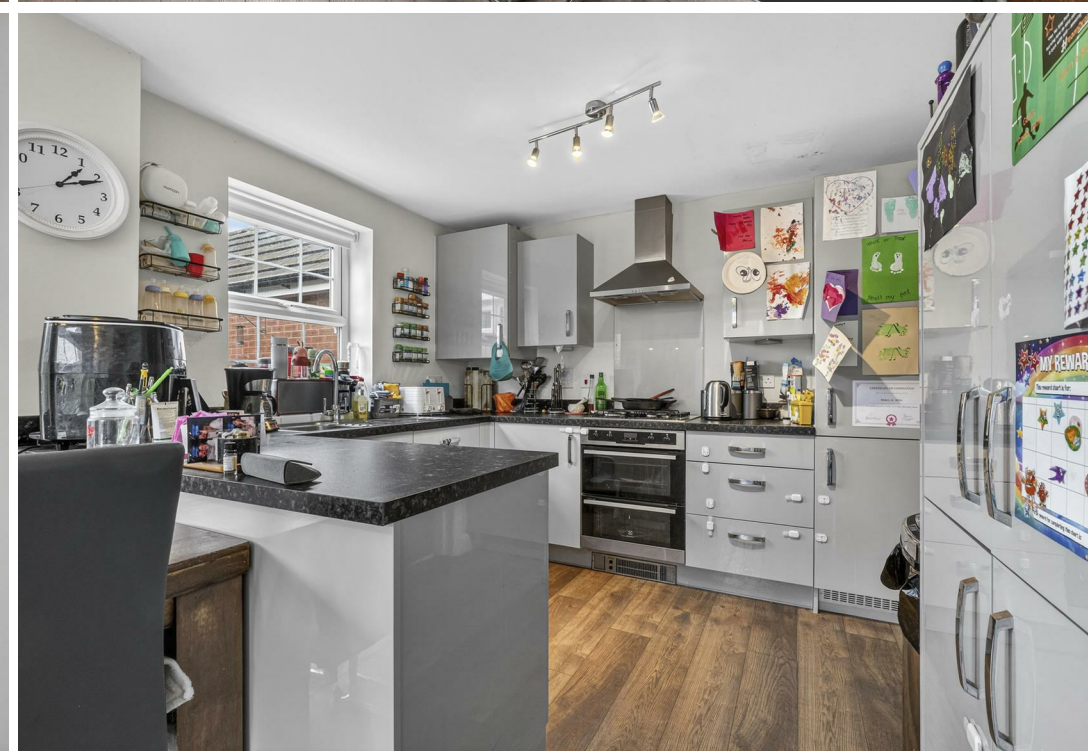
MORTGAGE ADVICE

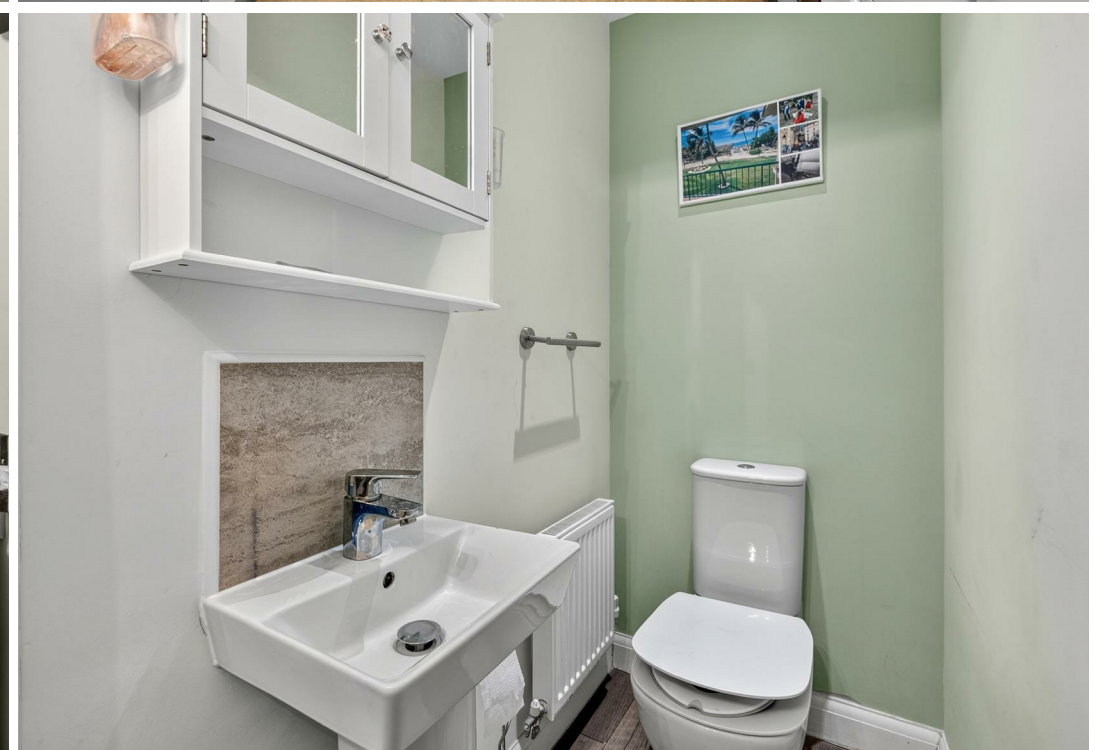
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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.

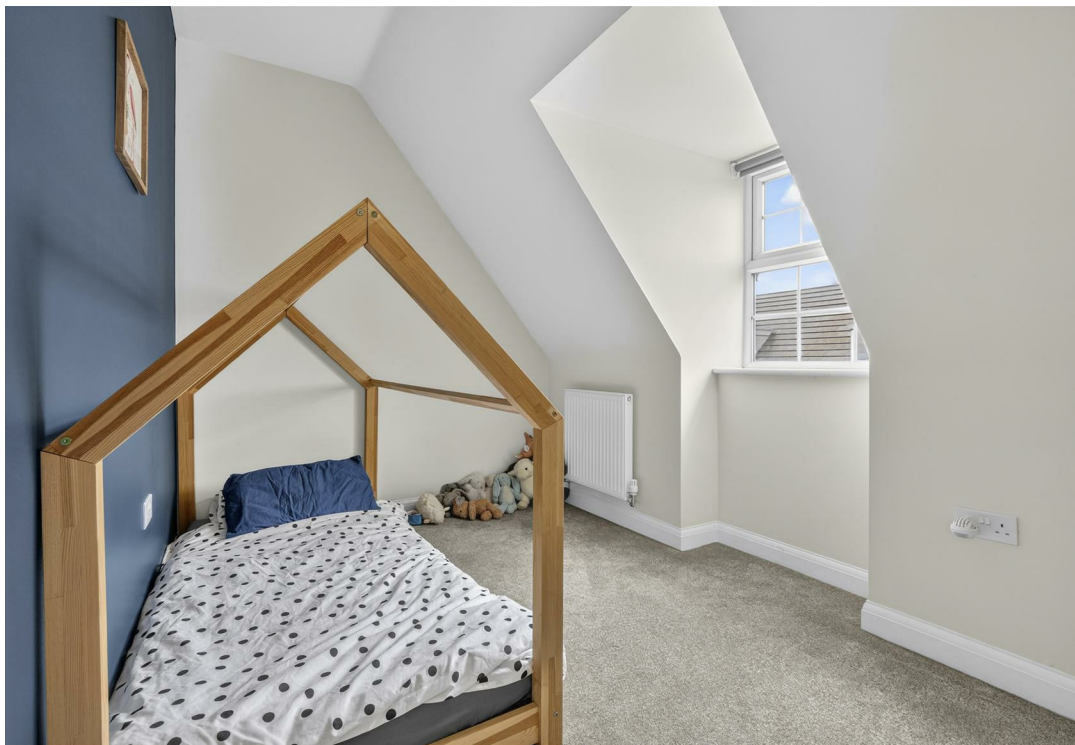










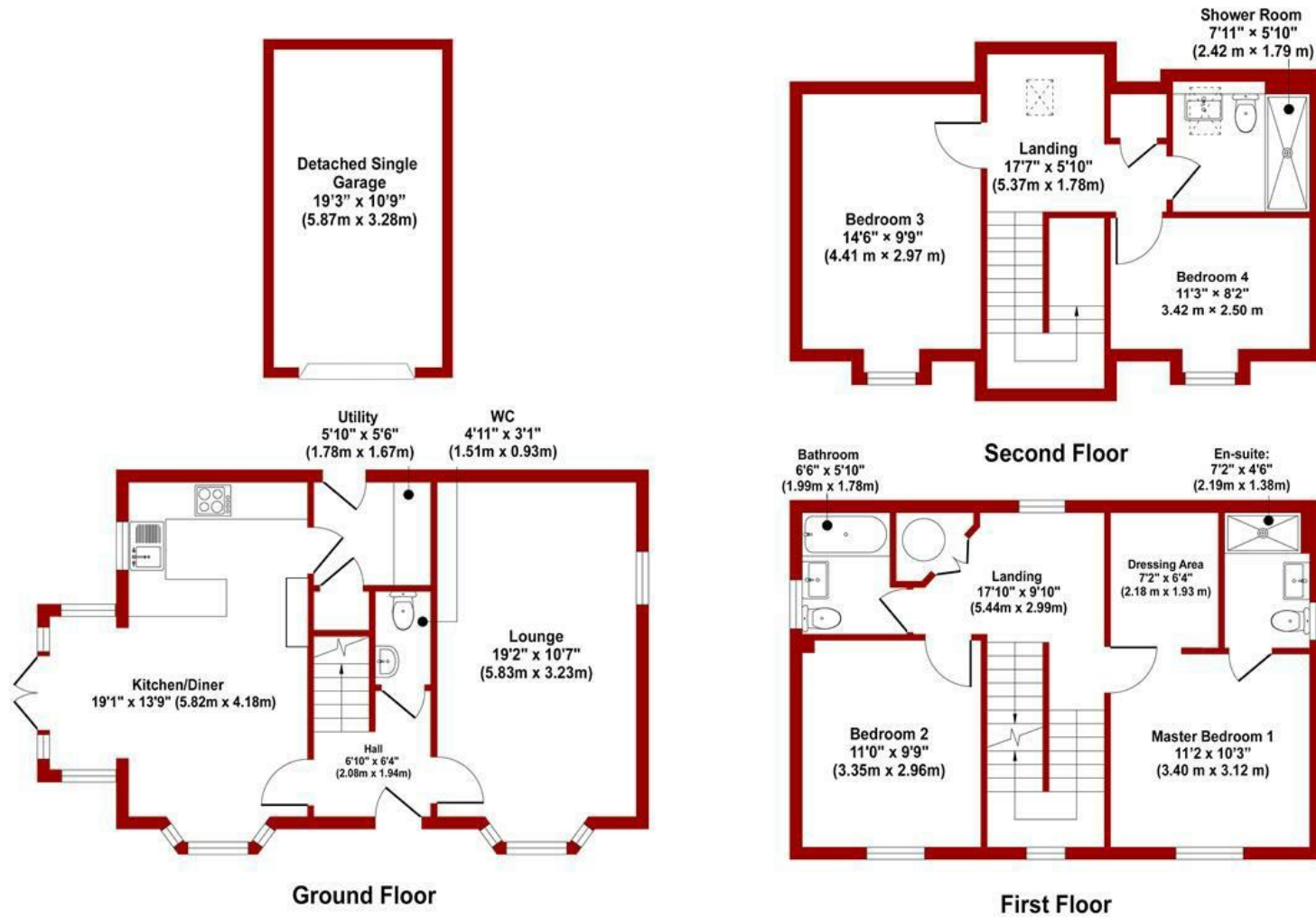








Saturn Road, Mansfield
Approximate Gross Internal Area
Main House = 139 SQ M / 1496 SQ FT
Detached Single Garage = 20 SQ M / 210 SQ FT
Total = 159 SQ M / 1706 SQ FT



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		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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



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