



3 Brocklehurst Drive, Edwinstowe, Mansfield,
Nottinghamshire, NG21 9JW

No Chain £365,000

Tel: 01623 626990

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

- Detached Family House Built in 1998
- Spacious Accommodation: 1,937 Sq Ft
- 3 Reception Rooms + Kitchen & Utility
- Gardens Offer Excellent Scope to Modernise
- Ideal for Growing Families
- Comprehensive Refurbishment Required
- 5 Bedrooms / En Suite & Family Bathroom
- Double Width Block Paved Driveway
- Integral Double Garage
- Cul-De-Sac Village Location

A spacious five bedroom, three reception room, detached family house approaching 2,000 sq ft, situated on the southern edge of this highly regarded village off Rufford Road.

Offered to the market with no upward chain, the property requires a comprehensive program of refurbishment and modernisation throughout both internally and externally, offering prospective purchasers an opportunity to put their own mark on the property.

The property was built in 1998 and provides well balanced family living accommodation across two floors with five bedrooms and three reception rooms extending to approximately 1,937 sq ft. On the ground floor, there is an entrance hall, cloakroom, study, spacious dual aspect lounge, dining room, kitchen and a utility. The first floor landing leads to a master bedroom with an en suite. There are four further bedrooms and a family bathroom with a bath and separate shower. The property has gas central heating and UPVC double glazing.

OUTSIDE

Externally, the front and rear gardens offer excellent scope to modernise. The property has a double width block paved driveway which leads to an integral double garage. The block paving continues to the front entrance door. The front garden is laid to grass with mature plants and shrubs. A gate to the side of the house opens onto a pathway providing access to the rear garden. To the rear of the property, there is a decked patio in poor condition, grassed areas and mature shrubs and trees.

AN OPEN FRONTED STORM PORCH LEADS TO A UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

16'5" x 9'9" (5.00m x 2.97m)

With radiator, understairs storage cupboard and stairs to the first floor landing.

DOWNSTAIRS WC

5'2" x 3'2" (1.57m x 0.97m)

Having a low flush WC. Vanity unit with wash and basin, mixer tap and storage cupboard beneath. Radiator, tiled walls and obscure double glazed window to the front elevation.

STUDY

9'2" x 7'3" (2.79m x 2.21m)

With radiator, picture rail and double glazed window to the front elevation.

LOUNGE

24'4" x 12'1" max (7.42m x 3.68m max)

(Narrows to 10'6"). A spacious dual aspect reception room, having a marble fireplace with inset coal effect electric fire. Two radiators, coving to ceiling, picture rail, laminate floor, connecting door to the dining room, double glazed window to the front elevation and sliding patio door leading out onto the rear garden.

DINING ROOM

13'3" x 8'8" (4.04m x 2.64m)

Accessed independently from the entrance hall or from the lounge. With radiator, picture rail, coving to ceiling and sliding patio door leading out onto the rear garden.

KITCHEN/BREAKFAST ROOM

13'9" x 11'4" (4.19m x 3.45m)

Having a range of wall cupboards, base units and drawers with laminate work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated double oven, four induction hob and extractor hood above. Integrated dishwasher. There is a fitted peninsula island, radiator, tiled walls, double glazed windows to the rear and side elevations and UPVC side entrance door leads out to the rear garden.

UTILITY

6'11" x 5'9" (2.11m x 1.75m)

Open plan to the kitchen with wall and base units, plumbing and space for a washing machine and separate tumble dryer. Work surfaces, tiled splashback and UPVC door through to the double garage.

FIRST FLOOR LANDING

Having a built-in cupboard with shelving. Radiator and obscure double glazed stained glass windowpane to the front elevation.

MASTER BEDROOM 1

15'9" x 10'9" (4.80m x 3.28m)

(Plus door reveal 3'2" x 2'5"). A good sized master bedroom having fitted wardrobes and a dressing table. Radiator and double glazed windows to the front and side elevations.

EN SUITE

8'0" x 5'8" (2.44m x 1.73m)

Having a three piece suite comprising a tiled shower cubicle. Pedestal wash and basin with mixer tap. Low flush WC. Chrome heated towel, fully tiled walls, coving to ceiling, wood floor and obscure double glazed window to the rear elevation.

BEDROOM 2

12'1" x 11'10" (3.68m x 3.61m)

A second double bedroom, having fitted wardrobes, radiator and double glazed window to the front elevation.

BEDROOM 3

12'3" x 9'4" (3.73m x 2.84m)

Having extensive fitted wardrobes and drawers. Radiator and double glazed window to the rear elevation.

BEDROOM 4

9'7" x 9'6" (2.92m x 2.90m)

Having extensive fitted wardrobes and drawers. Radiator and double glazed window to the front elevation.

BEDROOM 5

9'10" x 8'6" (3.00m x 2.59m)

With radiator and double glaze window to the rear elevation.

FAMILY BATHROOM

10'6" x 8'5" max (3.20m x 2.57m max)

Having a large Jacuzzi bath with mixer tap and shower attachment. Tiled shower cubicle with an electric shower. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern, work surfaces to the side and storage cupboard beneath. Bidet with mixer tap. Separate fitted cabinet with two storage cupboards, glass shelving and central mirror with four spotlights above. Tiled floor, fully tiled walls, coving to ceiling, heated towel rail and obscure double glazed window to the rear elevation.

INTEGRAL GARAGE 1

15'8" x 8'2" (4.78m x 2.49m)

Housing the Worcester Bosch gas central heating boiler. Wall cupboards, work surfaces, loft hatch, consumer unit, power and light points and double glazed window to the rear elevation. Connecting door through to:

INTEGRAL GARAGE 2

15'7" x 8'1" max (4.75m x 2.46m max)

Having fitted wall cupboards, base units, drawers, work surfaces and shelving above. Power and light points, radiator and UPVC connecting door leading through to the utility and kitchen.

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.











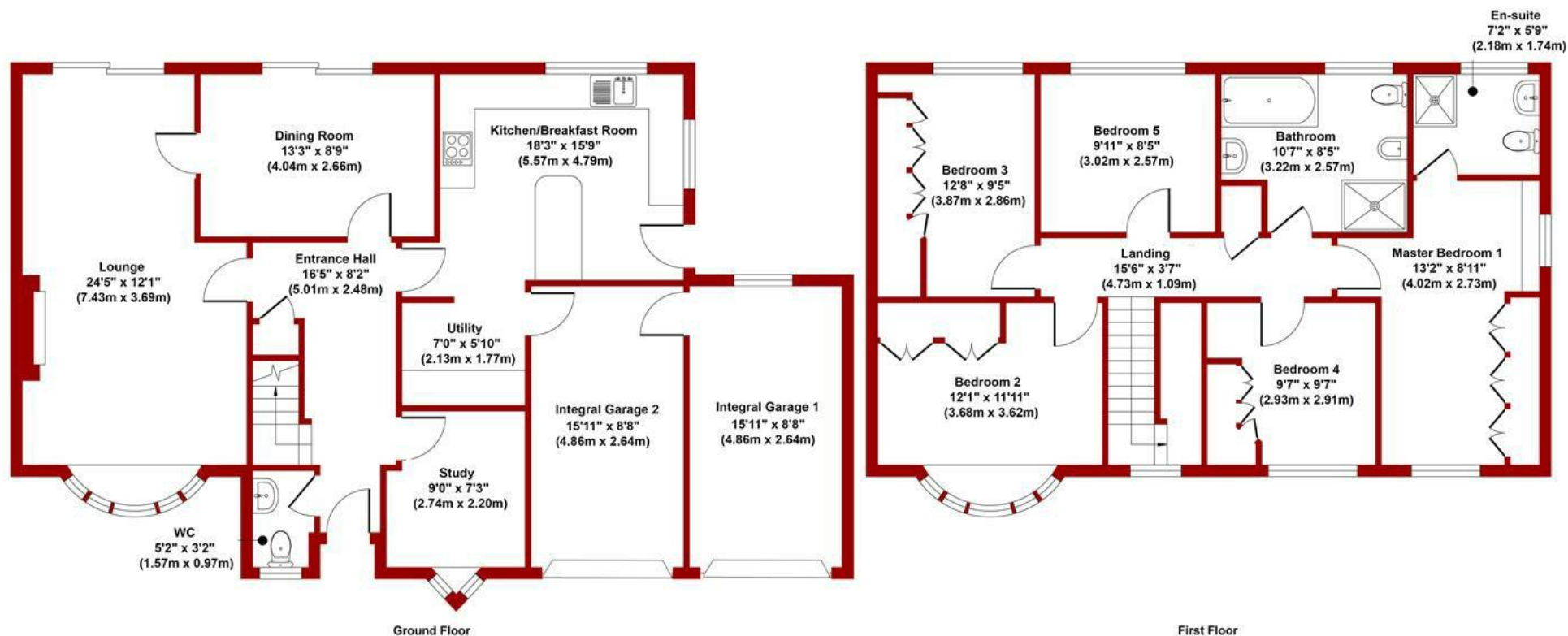




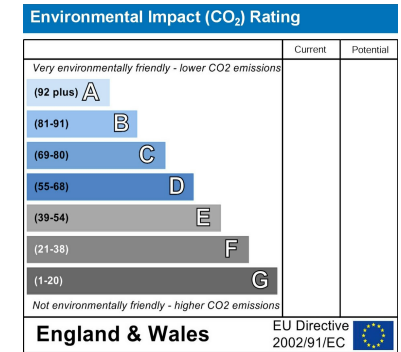
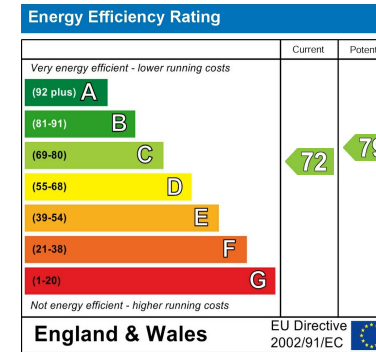




Brocklehurst Drive, Edwinstowe
Approximate Gross Internal Area
Main House = 1937 SQ FT / 180 SQ M
Integral Double Garage = 280 SQ FT / 26 SQ M
Total = 2217 SQ FT / 206 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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



RICS



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Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



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