



**1 Kings Stand, Mansfield, Nottinghamshire,
NG18 4AY**

Offers In The Region Of £515,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family House Built 2002
- Spacious Accommodation: 1,548 Sq Ft
- Kitchen/Diner & Downstairs WC
- Integral Double Garage
- Potential to Build Separate Garage
- 4 Bedrooms, 2 En Suites & Bathroom
- 2 Reception Rooms
- Large Corner Plot
- Ample Gardens to Three Sides
- Walking Distance to Berry Hill Park

A modern, stone built, four bedroom detached family house with considerable potential, occupying a large corner plot with an integral double garage. The property was built by McLean Homes to their Balmoral house type in 2002 and has been owned by our clients since new.

The property is one of the largest house types on Kings Stand cul-de-sac and occupies a fantastic corner position at the entrance set back behind a stone wall and railings boundary frontage. The property provides spacious family living accommodation extending to circa 1,548 sq ft with gas central heating and UPVC double glazing. On the ground floor, there is an entrance hall, downstairs WC, bay fronted lounge, separate dining room and a kitchen/diner. The first floor landing leads to a large master bedroom with fitted wardrobes, a walk-in wardrobe and an en suite. There are three further bedrooms, a Jack & Jill en suite and a family bathroom.

OUTSIDE

The property is one of only three detached houses set back off the main Kings Stand behind an attractive stone wall and railings boundary frontage, accessed by an initial shared driveway with numbers 3 & 5, which leads to this property's substantial frontage which features a large tarmac driveway with turning space and an integral double garage. The property occupies a large corner plot with a front garden mainly laid to lawn with pebble and gravel borders with a further stone wall and railings side boundary separating the front garden with a large side garden area closed off by fencing with fantastic potential to build a separate garage for example, subject to obtaining necessary planning permission. To the rear of the property, there is a paved path and patio which extends across the rear of the house leading to rear door to the garage and a further gate to the other side of the house provides access to the front. The rear garden is mainly laid to lawn with small conifer trees, an established hedgerow boundary to the rear and gated access to the aforementioned side garden area with mature shrubs extending to the pavement boundary on Berry Hill Lane.

AN OPEN FRONTED STORM PORCH WITH LIGHT POINT LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

18'8" x 5'10" (5.69m x 1.78m)

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

DOWNSTAIRS WC

4'10" x 3'8" (1.47m x 1.12m)

Having a low flush WC. Pedestal wash hand basin with mixer tap and tiled splashbacks. Radiator and obscure double glazed window to the side elevation.

LOUNGE

18'11" into bay x 12'0" (5.77m into bay x 3.66m)

A spacious bay fronted reception room, having a large stone fireplace with inset coal effect gas fire with tiled hearth, mantle and display recesses. Radiator, coving to ceiling, double glazed bay window to the front elevation and double doors lead through to:

DINING ROOM

11'5" x 9'7" (3.48m x 2.92m)

With radiator and patio door leading out onto the rear garden.

KITCHEN/DINER

17'1" max x 14'1" (5.21m max x 4.29m)

Having wall cupboards, base units and drawers with laminate worktops. Inset 1 1/2 bowl sink with drainer and mixer tap. Integrated appliances include a single electric oven, four ring electric hob and extractor hood above. Further integrated appliances include washing machine, fridge, freezer and dishwasher. Radiator, space for a dining table and chairs, two double glazed windows to the rear elevation and doorway leading out onto the garden.

FIRST FLOOR LANDING

9'6" x 7'10" (2.90m x 2.39m)

With airing cupboard housing the Powermax 185 central heating boiler. Radiator, coving to ceiling and loft hatch.

MASTER BEDROOM 1

16'4" x 13'5" (4.98m x 4.09m)

A spacious master bedroom suite, having large, deep fitted wardrobes with hanging rails and shelving and mirror fronted doors. Radiator, feature circular double glazed windowpane to the front elevation and double glazed bay window to the front elevation.

EN SUITE

7'3" x 5'10" (2.21m x 1.78m)

Having a tiled shower cubicle. Pedestal wash hand basin. Low flush WC. Tiled walls, radiator, extractor fan and obscure double glazed window to the side elevation.

WALK-IN WARDROBE

5'11" x 4'1" (1.80m x 1.24m)

Having fitted shelving and hanging rails.

BEDROOM 2

11'0" x 10'9" (3.35m x 3.28m)

A second double bedroom with radiator, coving to ceiling and double glazed window to the rear elevation.

JACK & JILL EN SUITE

7'7" max x 6'6" max (2.31m max x 1.98m max)

Having a double width tiled shower cubicle. Pedestal wash hand basin. Low flush WC. Part tiled walls, radiator, extractor fan and obscure double glazed window to the rear elevation.

BEDROOM 3

9'5" x 7'9" (2.87m x 2.36m)

With radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 4

10'7" max x 8'11" (3.23m max x 2.72m)

With radiator and two double glazed windows to the front elevation.

FAMILY BATHROOM

9'6" x 5'6" (2.90m x 1.68m)

Having a corner panelled bath. Pedestal wash hand basin. Low flush WC. Tiled walls, radiator, extractor fan and obscure double glazed window to the side elevation.

INTEGRAL DOUBLE GARAGE

17'9" x 17'6" (5.41m x 5.33m)

Equipped with power and light. Twin up and over doors. Obscure double glazed door leads out to the rear garden.

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.















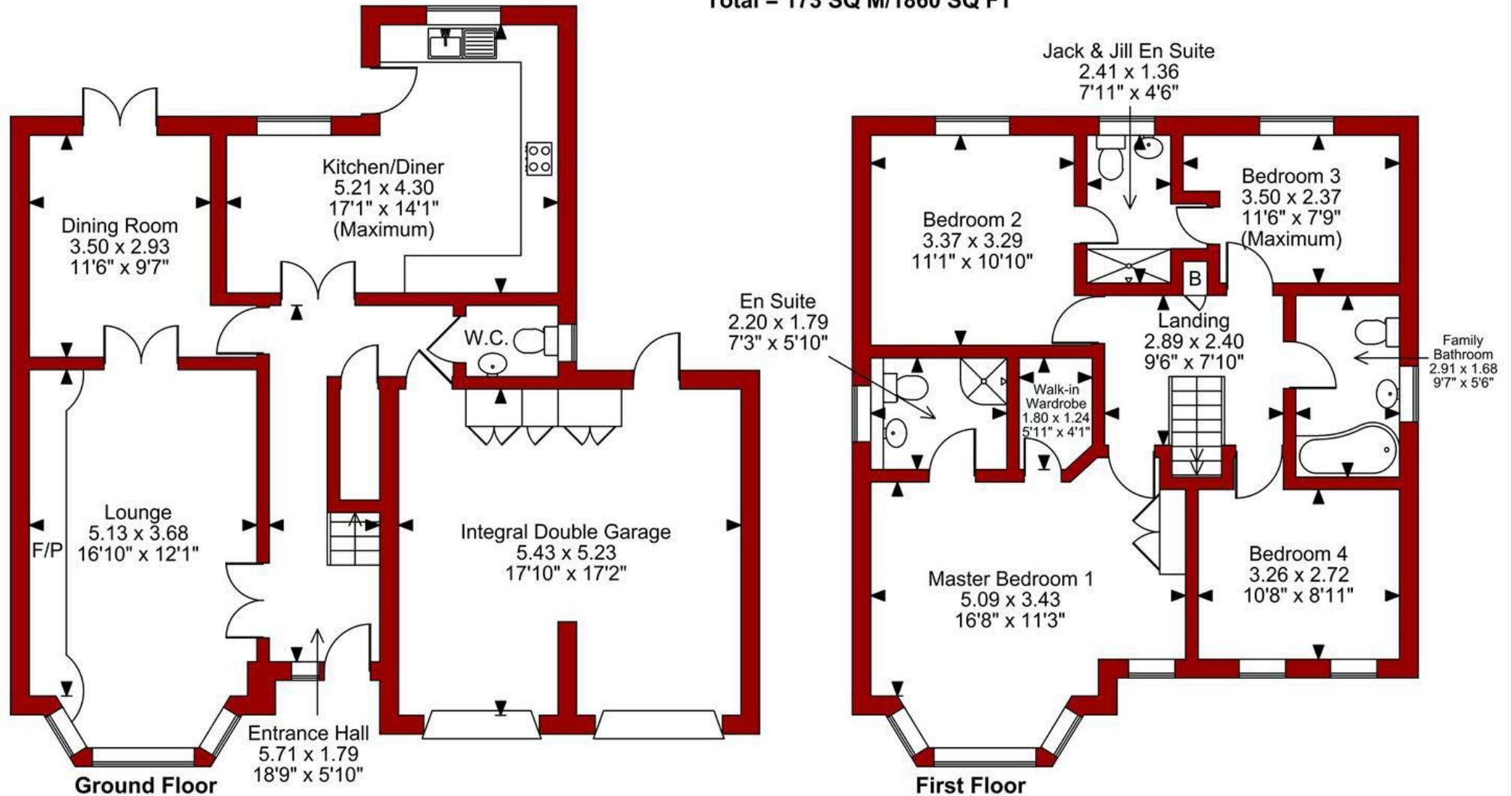








Kings Stand, Mansfield
Approximate Gross Internal Area
Main House = 144 SQ M/1548 SQ FT
Integral Double Garage = 29 SQ M/312 SQ FT
Total = 173 SQ M/1860 SQ FT



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
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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