5 Wentbridge Drive, Mansfield, Nottinghamshire, NG18 3HU

£375,000

Tel: 01623 626990

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family House
- Spacious Accommodation: 1,673 Sq Ft
- Modern Bathroom & Shower Room
- Open Plan Kitchen/Breakfast/Living
- West Facing Rear Garden
- Significantly Extended to Front & Rear
- 4 Bedrooms
- 2 Reception Rooms & Conservatory
- Good Sized Utility & Downstairs WC
- Highly Favourable Cul-De-Sac Location

An extended four bedroom detached family house providing spacious living accommodation extending to circa 1,673 sq ft with a west facing rear garden. The property was built in the late 1960s and has been extended several times over the years by our client to the front and rear at ground floor level and to the first floor above the garage.

The layout of living accommodation with gas central heating (combi boiler) and UPVC double glazing comprises an entrance porch, entrance hall, spacious 20ft lounge, dining room, conservatory, L-shaped, open plan, modern kitchen/breakfast living with integrated appliances, downstairs WC and a good sized utility. The first floor landing leads to four bedrooms, a modern family bathroom and a separate modern shower room.

OUTSIDE

The property is positioned on an established cul-de-sac in a highly regarded location off Briar Lane. There is a low maintenance front garden laid to gravel with two trees adjacent to a double width driveway. A path and secure gate to the side of the house leads round to the rear garden. To the rear of the property, there is a good sized undercover patio seating area with an external double power socket beneath a UPVC double glazed sloped roof. The patio continues beyond here extending across the full width of the property providing extensive seating space enjoying west facing aspect. A central step leads to a pathway with artificial lawn to each side and summerhouse (8'5" x 6'2") with an adjoining garden store (7'9" x 2'10"). There is an additional path and seating area to the side of the summerhouse and extensive mature plants and shrubs throughout the garden.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

6'10" x 5'5" (2.08m x 1.65m)
With laminate floor, consumer unit and connecting bi-folding doors lead through to the:

ENTRANCE HALL

11'8" x 5'11" (3.56m x 1.80m)
With radiator, laminate floor, understairs storage cupboard and stairs to the first floor landing.

LOUNGE

20'0" into bay x 13'5" (6.10m into bay x 4.09m)
Having a wall mounted electric fire, two radiators and double glazed bay window to the front elevation. Open access leading to:

DINING ROOM

10'4" x 9'0" (3.15m x 2.74m)
With radiator and bi-folding doors through to the:

CONSERVATORY

9'10" x 9'7" (3.00m x 2.92m)
With double glazed windows to the side and rear elevations and a patio door provides access to the undercover outdoor seating area.

OPEN PLAN KITCHEN/BREAKFAST/LIVING

19'3" max x 16'3" (5.87m max x 4.95m)
(10'3" into kitchen). Having a range of modern handleless cabinets comprising wall cupboards, base units and drawers complemented by quartz work surfaces and matching upstands which extend to the windowsill. Under mount stainless steel 1 1/2 bowl Franke sink with brushed chrome mixer tap and drainer built-in to the work surface on one side. Integrated AEG stainless steel cooking appliances include a single electric oven, a separate grill and a four ring gas hob with modern AEG chimney extractor hood above. Integrated fridge/freezer and integrated dishwasher. There is a corner pull out carousel unit, a peninsula island with base units, ample quartz work surfaces and space for stools beneath. Tiled floor and four ceiling spotlights to the kitchen, radiator, double glazed windows to the side and rear elevations and a UPVC double glazed door leads out onto the undercover outdoor seating area.

DOWNSTAIRS WC

4'10" x 2'11" (1.47m x 0.89m)
Having a low flush WC. Wash hand basin with tiled splashbacks and obscure double glazed window to the side elevation.

UTILITY

16'3" x 8'1" (4.95m x 2.46m)
Having wall and base units with modern high gloss black door fronts and laminate work surfaces. Space and plumbing for a washing machine and tumble dryer. Radiator and double glazed windows to the side and front elevations.

FIRST FLOOR LANDING

With two loft hatches and airing cupboard housing the combi boiler.

BEDROOM 1

11'6" x 10'7" (3.51m x 3.23m)
Having fitted wardrobes with hanging rails and shelving. Plus a separate built-in wardrobe with ample shelving. Radiator and double glazed window to the front elevation.

BEDROOM 2

14'0" x 8'0" (4.27m x 2.44m)
A second double bedroom having fitted wardrobes with hanging rails plus separate overhead storage. Radiator and double glazed window to the front elevation.

BEDROOM 3
11'4" x 8'10" (3.45m x 2.69m)
A third double bedroom, with radiator and double glazed window to the rear elevation.

BEDROOM 4
9'1" x 8'7" (2.77m x 2.62m)
With radiator, large built-in wardrobe and double glazed window to the front elevation.

FAMILY BATHROOM
8'3" x 5'5" (2.51m x 1.65m)
Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard and drawers beneath. Low flush WC with enclosed cistern. Radiator, tiled floor, tiled walls and obscure double glazed window to the rear elevation.

SEPARATE SHOWER ROOM
7'11" x 5'5" (2.41m x 1.65m)
Having a modern three piece white suite with black matte fittings comprising a walk-in shower with rainfall shower plus an additional Triton electric shower. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Radiator, tiled walls, tiled floor and obscure double glazed window to the rear 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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CANDY
Reebok

always remember you are braver
than you believe stronger than
you seem smarter than you think
and loved more than you know

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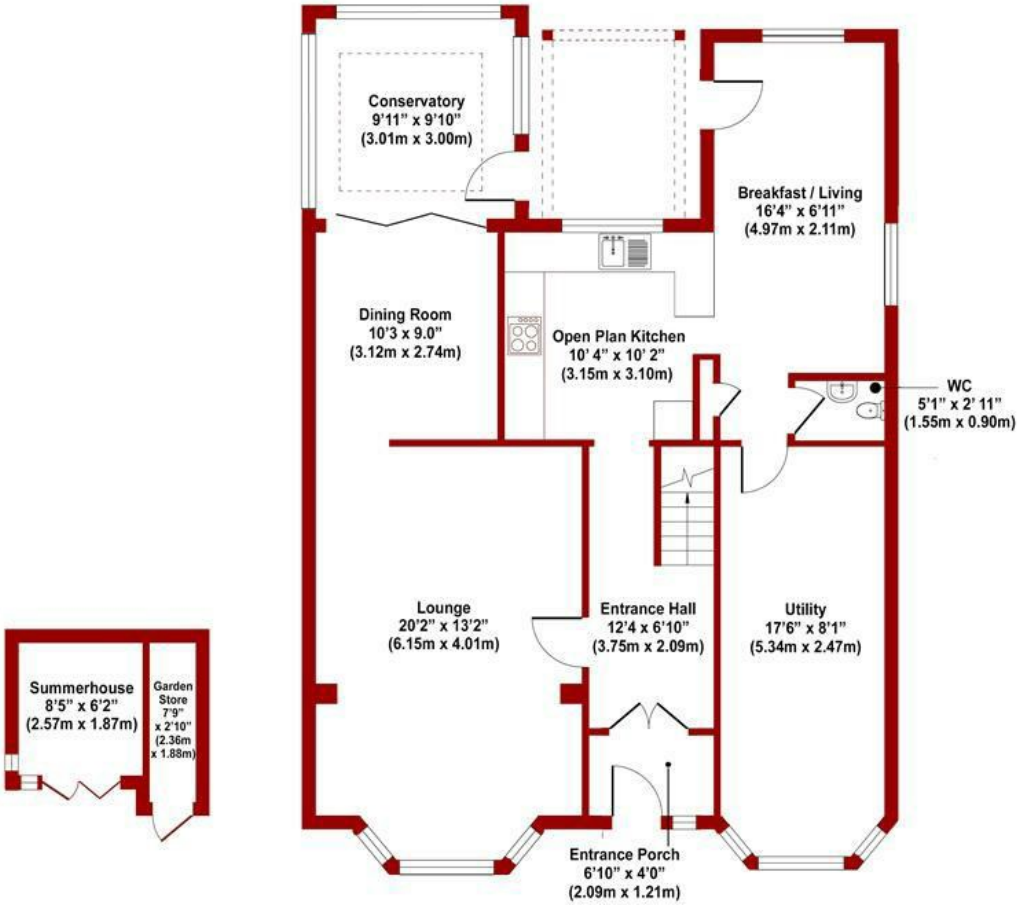
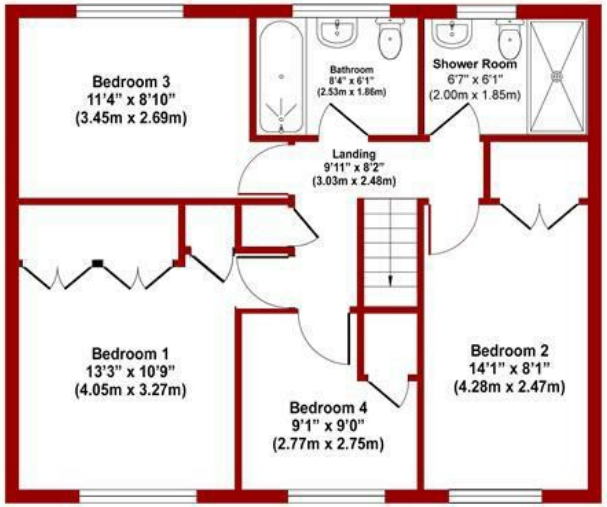
FOR
SALE

Wentbridge Drive, Mansfield
Approximate Gross Internal Area
Main House = 155 SQ M / 1673 SQ FT
Summerhouse / Garden Store = 9 SQ M / 74 SQ FT
Total = 164 SQ M / 1765 SQ FT

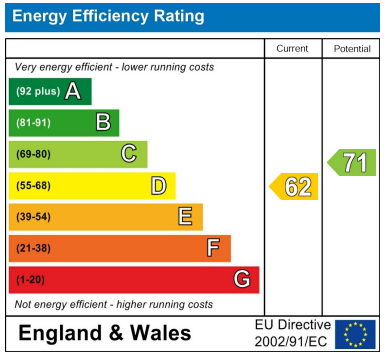


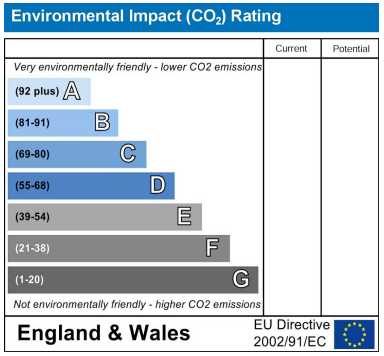
Ground Floor

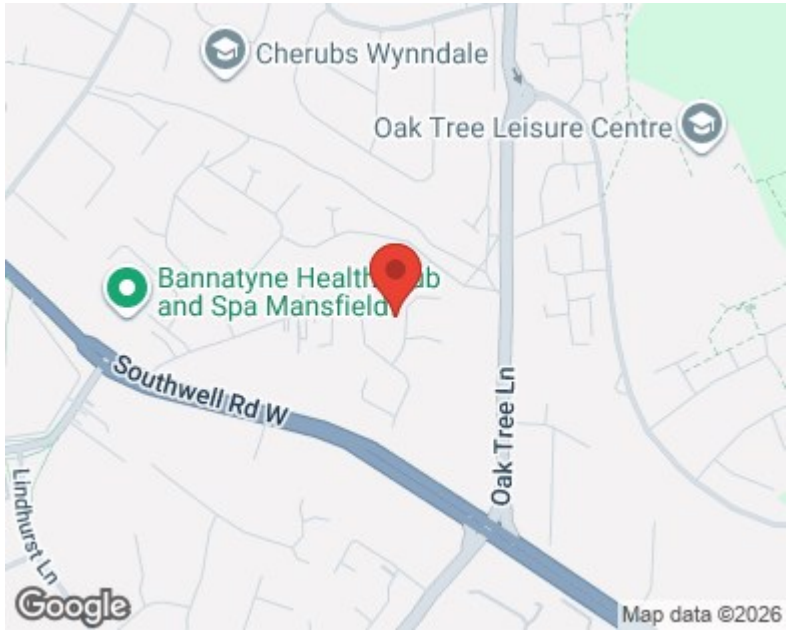


First Floor

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

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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

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