



**21 Southpark Avenue, Mansfield,
Nottinghamshire, NG18 4PJ**

No Chain £525,000

Tel: 01623 626990

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

- Detached Family House
- 2 Reception Rooms & Conservatory
- Modern Ground Floor Shower Room
- Considerable Potential for Side Extension
- Front, Side and Rear Gardens
- 4 Bedrooms (Large Master)
- Open Plan Kitchen/Diner & Utility
- Good Sized and Wide Plot (0.16 Acres)
- Driveway & Integral Double Garage
- Sought After Berry Hill Location

A spacious four bedroom detached family house occupying a good sized and wide plot (6th largest on Southpark Avenue) extending to circa 0.16 of an acre with considerable potential for extension to the left hand side of the house subject to obtaining necessary planning permission.

The property was built by renowned house builder Yeomans in 1972 and benefits from two storey brick construction. The property has been occupied by our clients for the last three decades. The property is presented in immaculate condition throughout and benefits from a first floor front extension above the double garage creating a larger master bedroom. The property has UPVC double glazing throughout, an alarm system and gas central heating controlled by Hive.

The living accommodation spans over two floors providing a spacious layout of accommodation in the region of 1,873 sq ft. The ground floor comprises an entrance porch, entrance hall, a high quality modern shower room, dining room, lounge, conservatory with a tinted self cleaning roof and underfloor heating, open plan kitchen/diner and a utility. The first floor galleried landing leads to a large master bedroom recently redecorated with a walk-in wardrobe with potential to become an en suite. There are three further bedrooms all with ample fitted wardrobes (bedroom 2 also recently redecorated) and a house family bathroom with a bath and separate shower.

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

OUTSIDE

Southpark Avenue is a sought after location within the heart of the highly favoured Berry Hill estate. Number 21 occupies the 6th largest plot on the avenue which is a wide plot and extends to circa 0.16 of an acre (682m²). The property stands back behind a well maintained hedgerow boundary frontage approached by a driveway with turning space leading to an integral double garage. The front garden is laid to lawn with plants and shrubs. To the side of the house there is a paved and gravel area which was previously used for caravan storage with access to the rear garden. There is also gated access to the other side of the house leading to the rear. To the rear of the property, there is an enclosed and private garden from a high conifer rear boundary mainly laid to lawn with a decked patio, paths and mature plants, shrubs and trees, including a pear tree. There is a 8ft x 6ft shed.

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

ENTRANCE PORCH

6'5" x 3'10" (1.96m x 1.17m)

With tiled floor, double glazed window to the front elevation and connecting door to:

ENTRANCE HALL

11'2" x 9'8" max (3.40m x 2.95m max)

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

DOWNSTAIRS SHOWER ROOM

13'1" x 3'11" (3.99m x 1.19m)

Having a modern three piece white suite comprising a tiled shower enclosure with Mira electric rainfall shower plus additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and three storage drawers beneath. Low flush WC. Tiled floor, fully tiled walls, contemporary radiator, three ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

DINING ROOM

11'2" x 9'10" (3.40m x 3.00m)

With laminate floor, coving to ceiling, five ceiling spotlights, contemporary radiator, coving to ceiling and French doors leading out onto the rear garden.

LOUNGE

18'4" x 10'11" (5.59m x 3.33m)

Having a marble fireplace with electric fire, radiator, laminate floor, six ceiling spotlights, two contemporary radiators, double glazed window to the front elevation and French doors through to the:

CONSERVATORY

12'0" x 12'0" (3.66m x 3.66m)

With self cleaning tinted roof, tiled floor, electric underfloor heating and French doors leading out onto the rear garden.

OPEN PLAN KITCHEN/DINER

16'3" max x 14'4" (4.95m max x 4.37m)

Having a range of light oak style modern cabinets comprising wall cupboards, base units and drawers with laminate work surfaces above. Inset 1 1/2 bowl sink with drainer and chrome swan-neck mixer tap. Integrated dishwasher. Integrated double oven, four ring ceramic hob and stainless steel extractor hood above. Integrated fridge/freezer. Tiled splashbacks, tiled floor, ten ceiling spotlights, contemporary radiator, double glazed window to the rear elevation and UPVC side entrance door.

UTILITY

6'8" x 5'11" (2.03m x 1.80m)

Having modern wall and base units, laminate work surfaces. Plumbing and space for a washing machine. Tiled floor, modern tiled walls, radiator, cupboard housing the Vaillant central heating boiler and double glazed window to the side elevation.

FIRST FLOOR GALLERIED LANDING

24'7" max x 8'0" max (7.49m max x 2.44m max)
(Narrows to 4'1"). Airing cupboard housing the hot water cylinder. Radiator and double glazed window to the front elevation. Loft hatch with drop down ladder leads to a partially boarded loft.

MASTER BEDROOM 1

17'4" x 16'6" max (5.28m x 5.03m max)
A large master bedroom, with radiator and double glazed window to the front elevation.

WALK-IN WARDROBE/POTENTIAL EN SUITE

8'11" x 4'4" (2.72m x 1.32m)
Currently utilised as a walk-in wardrobe/storage with potential to become an en suite.

BEDROOM 2

18'4" into wardrobes x 10'11" (5.59m into wardrobes x 3.33m)
A good sized double bedroom, having three double fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the front elevation.

BEDROOM 3

11'3" x 9'11" (3.43m x 3.02m)
Having fitted wardrobes with hanging rails and shelving and sliding doors. Radiator, laminate floor, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 4

9'11" x 9'11" (3.02m x 3.02m)
Having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Radiator, laminate floor, coving to ceiling and double glazed window to the rear elevation.

FAMILY BATHROOM

11'3" max x 5'10" (3.43m max x 1.78m)
Having a modern four piece white suite comprising a panelled bath with mixer tap. Separate shower cubicle. Vanity unit with inset wash hand basin with mixer tap and storage cupboard and drawers beneath. Low flush WC. Chrome towel rail, shaver point, tiled effect flooring, four ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

INTEGRAL DOUBLE GARAGE

18'2" x 16'7" (5.54m x 5.05m)
With power and light points. Up and over door. Window to the side elevation and connecting door to the utility.

PLEASE NOTE

Please note that this property is owned by an employee of Richard Watkinson & Partners.

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.

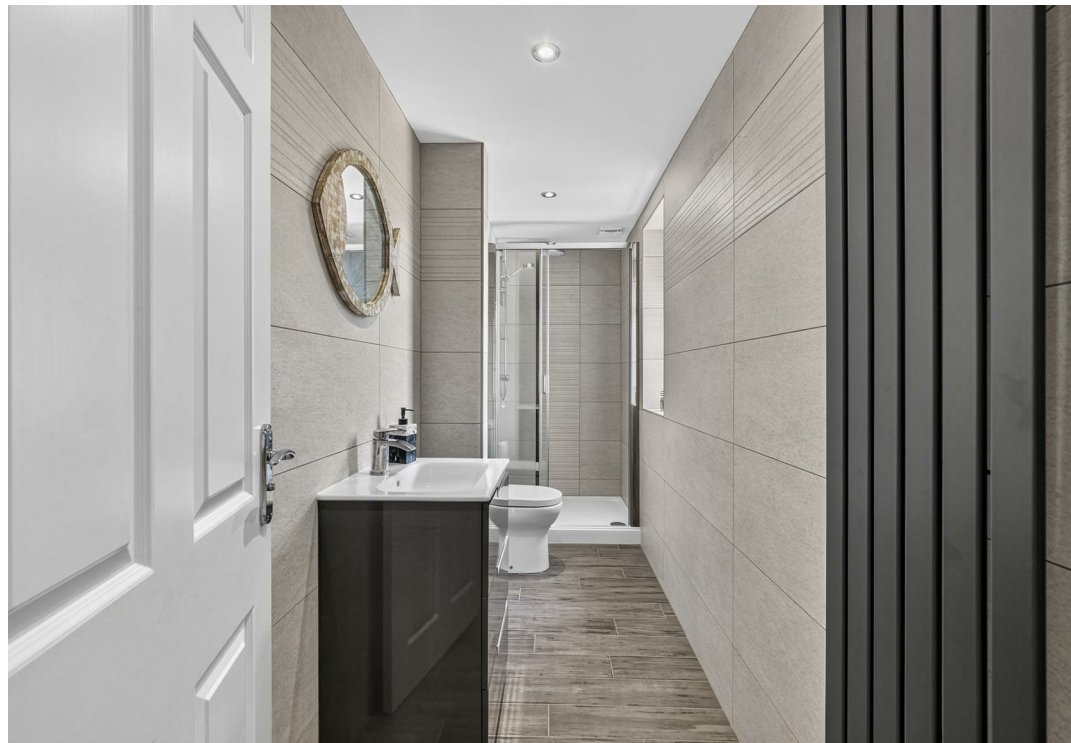
MORTGAGE ADVICE

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.



















Southpark Avenue, Mansfield
Approximate Gross Internal Area
Main House = 1873 SQ FT / 174 SQ M
Integral Double Garage = 289 SQ FT / 27 SQ M
Total = 2162 SQ FT / 201 SQ M



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		
	64	70
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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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



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