



**30 Rockcliffe Grange, Mansfield,
Nottinghamshire, NG18 4YW**

No Chain £650,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family House
- 5 Spacious Bedrooms, En Suite & Bathroom
- Solar Panels & Underfloor Heating to G/F
- Stunning Orangery Extension
- Landscaped Rear Garden with Gazebo
- Beautifully Appointed Throughout
- Lounge with Media Wall & Fireplace
- 11m Open Plan Living/Dining/Kitchen
- Triple Width Driveway & Double Garage
- Highly Regarded Suburban Location

We have privilege in offering to the market this superb, modern, five bedroom detached family house with a stunning orangery extension and a substantial 11m open plan living/dining/kitchen backing onto the Rockcliffe with an attractive landscaped rear garden.

The property was built in 2019 by the Award Winning developer Dukeries Homes to a high specification throughout with the benefit of contemporary fitted window shutters to the lounge and all five bedrooms, solar panels owned by the property, UPVC double glazing and gas central heating with underfloor heating to the ground floor.

The property has since been significantly improved by our clients to include a stunning orangery extension completed in 2022 with high ceiling, electric underfloor heating and bi-fold doors leading out onto the landscaped rear garden. A new high quality kitchen was installed in 2023 complete with extensive, modern, handleless cabinets complemented by quartz work surfaces, integrated appliances and a large island.

The property is presented in immaculate condition throughout and boasts a spacious internal layout of family living accommodation extending to circa 2,378 sq ft with neutral decor and high quality tiling and carpets. The ground floor comprises an entrance hall, cloakroom, lounge with feature media wall with inset lighting and contemporary remote controlled fire, substantial open plan living/dining/kitchen, orangery extension and a utility. The first floor galleried landing leads to a large master bedroom with extensive fitted wardrobes and an en suite. There are four further spacious bedrooms and a modern four piece suite family bathroom with a bath and separate shower.

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

OUTSIDE

The property occupies a superb position backing onto the Rockcliffe with immaculate landscaped front and rear gardens. There is a triple width tarmac driveway providing offer a parking in three cars leading to a double garage with a remote controlled electric up and over door. The front garden is laid to lawn with planting borders beneath the lounge windows and established laurel bushes to each boundary. There are gates and paved paths to each side of the house with an outside tap leading round to the rear garden. To the rear of the property there is a beautiful landscaped garden featuring an extensive patio which extends across the full width of the property providing ample outdoor seating space. There are extensive raised

beds with plants and shrubs and a built-in seating area at the end. There is a central lawn and steps leading up to an undercover gazebo with decked floor which provides a lovely outdoor entertaining space with steps leading back down to the patio.

A MODERN COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

19'5" x 6'8" (5.92m x 2.03m)

With Amtico flooring, underfloor heating, understairs storage cupboard and feature oak and glass staircase rising to the first floor galleried landing.

DOWNSTAIRS WC

5'5" x 5'0" (1.65m x 1.52m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Amtico flooring, underfloor heating, part tiled walls, two ceiling spotlights and extractor fan.

LOUNGE

19'5" x 12'2" (5.92m x 3.71m)

A beautifully appointed reception room, having a media wall with modern inset remote controlled log effect flame fire, ample recess display areas to each side with inset spotlights. Underfloor heating and three floor-to-ceiling double glazed windows to the front elevation with fitted window shutters.

OPEN PLAN LIVING/DINING/KITCHEN

36'2" x 14'7" (11.02m x 4.45m)

(10'7" into dining area). A superbly appointed open plan living/dining/kitchen with orangery extension off being the heart of this stunning modern home. The kitchen has an extensive range of modern, high gloss, handleless cabinets comprising wall cupboards, base units and drawers complemented by quartz work surfaces. There is a larder unit with drawers beneath plus a separate baking cupboard with ample pull out carousel shelving. Integrated AEG cooking appliances include two single electric ovens with two separate warming drawers beneath, a five point induction hob with contrasting granite splashback and contemporary touch screen extractor hood above. Integrated full height fridge and separate integrated 60:40 fridge/freezer. There is a large island with under mount 1 1/2 bowl sink with brushed chrome mixer tap, extensive quartz work surfaces and ample base units and pull out drawers, wine cooler and space for stools beneath. Amtico flooring, underfloor heating, ample ceiling spotlights, feature lighting above the island, double glazed window to the rear elevation and bi-folding doors leading out onto the rear garden. Open plan to:

ORANGERY EXTENSION

14'8" x 11'11" (4.47m x 3.63m)

A magnificent addition to the house, this light filled space has a central ceiling lantern, large floor-to ceiling double glazed windowpane to the rear elevation, two obscure double glazed windows to the side elevation and separate bi-folding doors leading out onto the rear garden. Twelve ceiling spotlights and electric underfloor heating.

UTILITY

11'1" x 5'8" (3.38m x 1.73m)

Having modern, high gloss, handleless cabinets comprising wall and base units, inset sink with drainer and chrome swan-neck mixer tap. Plumbing and space for a washing machine and tumble dryer in a stacked arrangement. Tiled floor, underfloor heating, three ceiling spotlights and composite side entrance door.

FIRST FLOOR GALLERIED LANDING

23'2" max x 6'8" (7.06m max x 2.03m)

With radiator, loft hatch, built-in storage cupboard (4'2" x 3'1") with light point, and large floor-to-ceiling double glazed window to the front elevation with fitted window shutters.

MASTER BEDROOM 1

16'7" into wardrobes x 12'9" (5.05m into wardrobes x 3.89m)

A large master bedroom having extensive fitted wardrobes across one wall with ample hanging rails, shelving and drawers. Radiator and floor-to-ceiling double glazed window to the front elevation with fitted window shutters.

EN SUITE

7'3" x 6'4" (2.21m x 1.93m)

Having a modern three-piece white suite with chrome fittings comprising a tiled shower enclosure. Vanity unit with inset wash hand basin with mixer tap storage cupboard beneath. Low flush WC. Tiled floor, part tile walls, radiator, forcing spotlights and extractor fan.

BEDROOM 2

16'10" x 12'3" (5.13m x 3.73m)

A large double bedroom with radiator and three floor-to-ceiling double glazed windows to the front elevation with fitted window shutters.

BEDROOM 3

13'6" x 11'7" (4.11m x 3.53m)

(16'8" into door reveal). A spacious third double bedroom, with radiator and double glazed window to the rear elevation with fitted window shutters.

BEDROOM 4

13'4" x 12'3" (4.06m x 3.73m)

A fourth double bedroom with radiator and double glazed window to the rear elevation with fitted window shutters.

BEDROOM 5

11'7" into wardrobes x 10'1" (3.53m into wardrobes x 3.07m)

Having two double fitted wardrobes each with double hanging rails. Radiator and double glazed window to the rear elevation with fitted window shutters.

FAMILY BATHROOM

9'9" x 7'2" (2.97m x 2.18m)

Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap. Separate tiled shower enclosure with rainfall shower plus additional shower handset. Vanity unit with inset wash and basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, fully tiled to two walls, heated towel rail, six ceiling spotlights and extractor fan.

GAZEBO

10'10" x 10'10" (3.30m x 3.30m)

With decked floor.

ADJOINING GARDEN STORE

11'1" x 3'1" (3.38m x 0.94m)

With light point.

DOUBLE GARAGE

16'5" x 16'0" (5.00m x 4.88m)

Equipped with power and light. Housing the gas central heating boiler. Remote controlled electric up and over door and side entrance 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 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

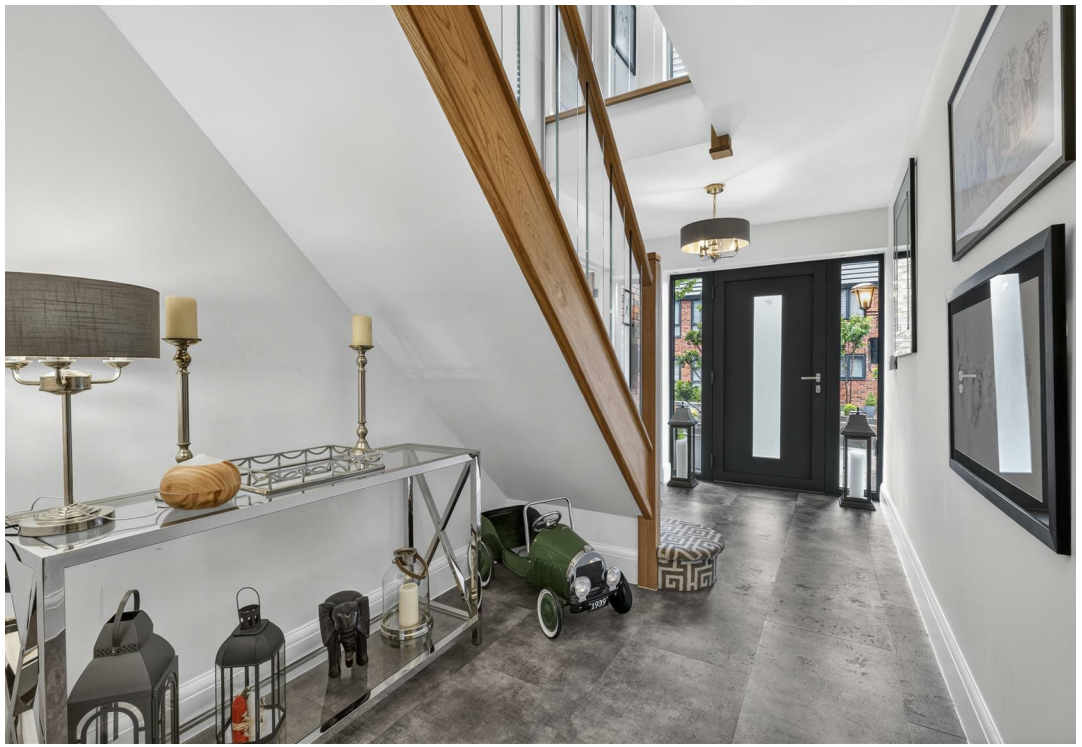
All mains services are connected.

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.

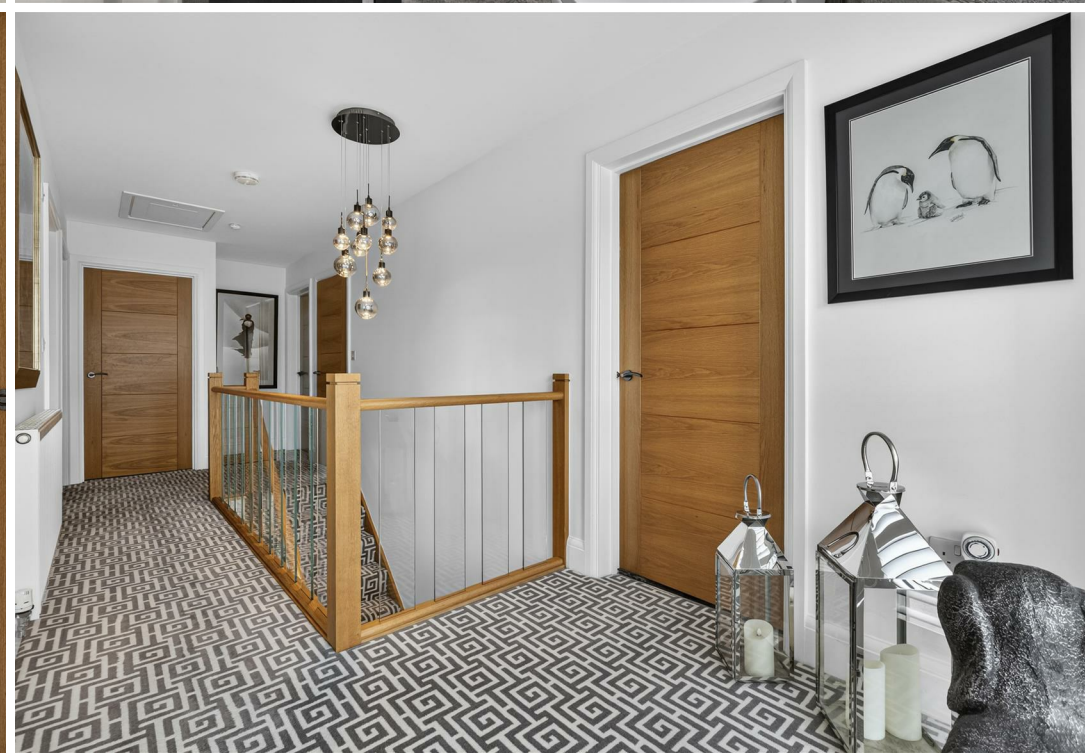
















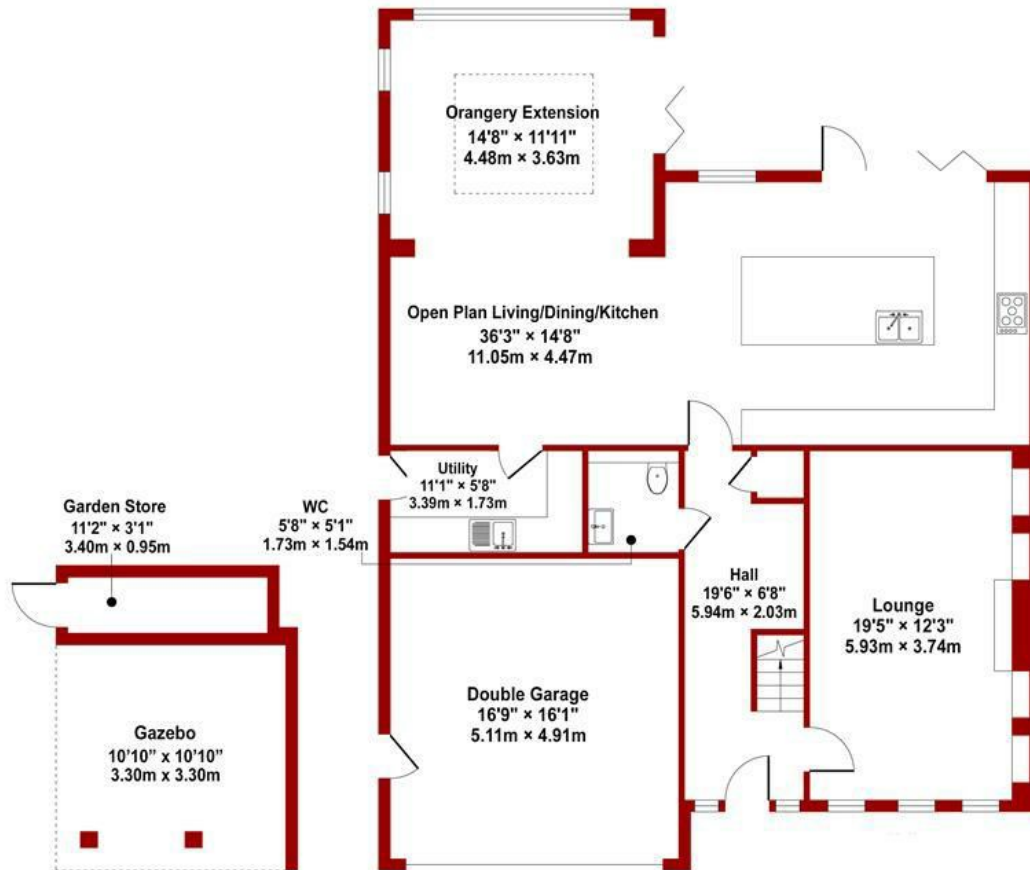




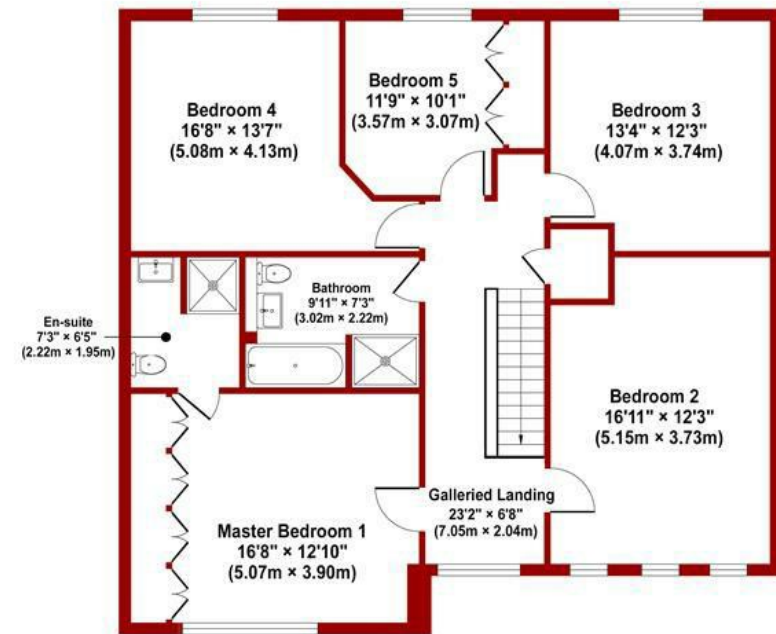




Rockcliffe Grange, Mansfield
Approximate Gross Internal Area
Main House = 221 SQ M / 2378 SQ FT
Double Garage = 25 SQ M / 264 SQ FT
Gazebo/Adjoining Garden Store = 14 SQ M / 155 SQ FT
Total = 260 SQ M / 2797 SQ FT



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only



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		
	82	82
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		
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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