



9 The Dukeries, Mansfield, Nottinghamshire,
NG18 3LN

Guide Price £260,000

Tel: 01623 626990

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

- Modern Semi Detached House
- Four Bedrooms
- Kitchen/Diner with Integrated Appliances
- Large Driveway for 4 Cars
- Highly Regarded Location
- Three Storey Living: 1151 Sq Ft
- Two Bath/Shower Rooms
- Separate Lounge with French Doors
- Front & Rear Gardens
- Viewing Highly Recommended

A modern and spacious four bedroom semi detached family house with accommodation spanning over three floors (1151 sq ft), situated in a highly regarded location off Briar Lane.

The property was built in 2015 and boasts a large driveway which provides off road parking for at least four cars. The layout of living accommodation comprises an entrance hall, downstairs WC, kitchen/diner with integrated appliances and lounge with French doors. The first floor landing leads to bedroom two with fitted wardrobes and a Jack & Jill en suite bathroom. There are two further bedrooms on this floor. The second floor landing leads to a spacious master bedroom with fitted wardrobes and an en suite. The property has gas central heating and UPVC double glazing.

The property is offered to the market with the benefit of no upward chain.

OUTSIDE

Externally, there is a wide frontage with an extensive tarmacadam driveway which can accommodate at least four cars. The front garden is laid to lawn with gravel borders. A pathway and gate to the side of the house provides access to the rear garden. To the rear of the property, there is a decked patio, lawn, gravel area beneath a pergola and a shed.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

15'5" x 3'5" (4.57m x 1.04m)

With radiator, LVT flooring, stairs to the first floor landing and built-in storage cupboard housing the Glow Worm combi boiler and consumer unit.

DOWNSTAIRS WC

5'5" x 3'0" (1.65m x 0.91m)

Having a low flush WC. Pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Radiator, LVT flooring and extractor fan.

KITCHEN/DINER

17'3" x 8'0" (5.18m x 2.44m)

Having modern high gloss cabinets comprising wall cupboards, base units and drawers with laminate work surfaces. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated single electric oven, four ring gas hob and stainless steel extractor hood above. Further integrated appliances include a fridge/freezer, dishwasher and washer/dryer. LVT flooring, radiator and double glazed windows to the side and rear elevations.

LOUNGE

15'2" x 12'11" (4.62m x 3.94m)

With radiator, laminate floor, understairs storage cupboard, four double glazed windows to the rear elevation and French doors leading out onto the rear garden.

FIRST FLOOR LANDING

11'1" x 6'8" (3.38m x 2.03m)

With airing cupboard and stairs to the second floor landing.

BEDROOM 2

15'3" x 9'1" (4.65m x 2.77m)

Having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Radiator and double glazed window to the rear elevation.

JACK & JILL EN SUITE BATHROOM

8'2" x 7'7" (2.49m x 2.31m)

Having a three piece white suite comprising a panelled bath with mixer tap and shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, part tiled walls, radiator, shaver point, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 3

10'8" x 8'3" (3.25m x 2.51m)

With radiator and double glazed window to the front elevation.

BEDROOM 4

7'2" x 6'7" (2.18m x 2.01m)

With radiator and double glazed window to the front elevation.

SECOND FLOOR LANDING

With radiator and built-in lower level storage cupboard.

MASTER BEDROOM 1

19'2" max x 11'8" (5.84m max x 3.56m)

Having modern fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the front elevation.

EN SUITE

7'9" x 6'9" (2.36m x 2.06m)

Having a three piece white suite comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap and tiled splashbacks. Low flush WC. Tiled floor, radiator, extractor fan and roof 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

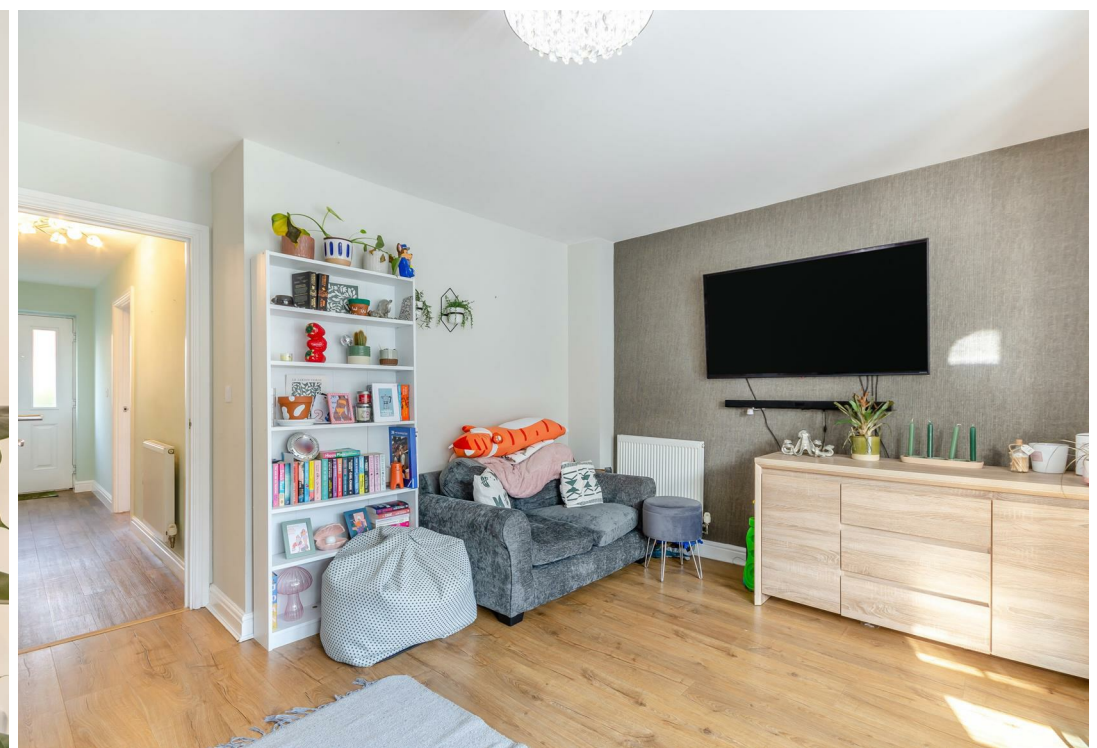
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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.









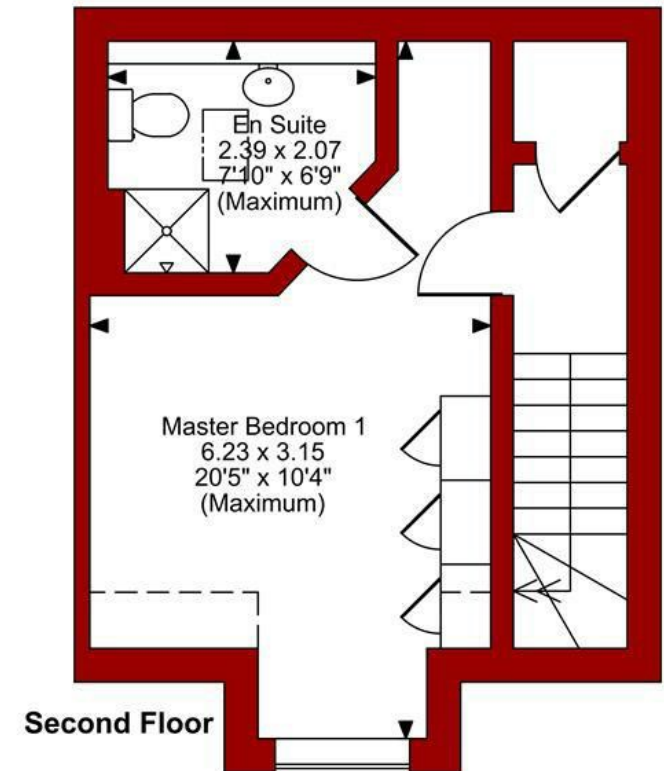
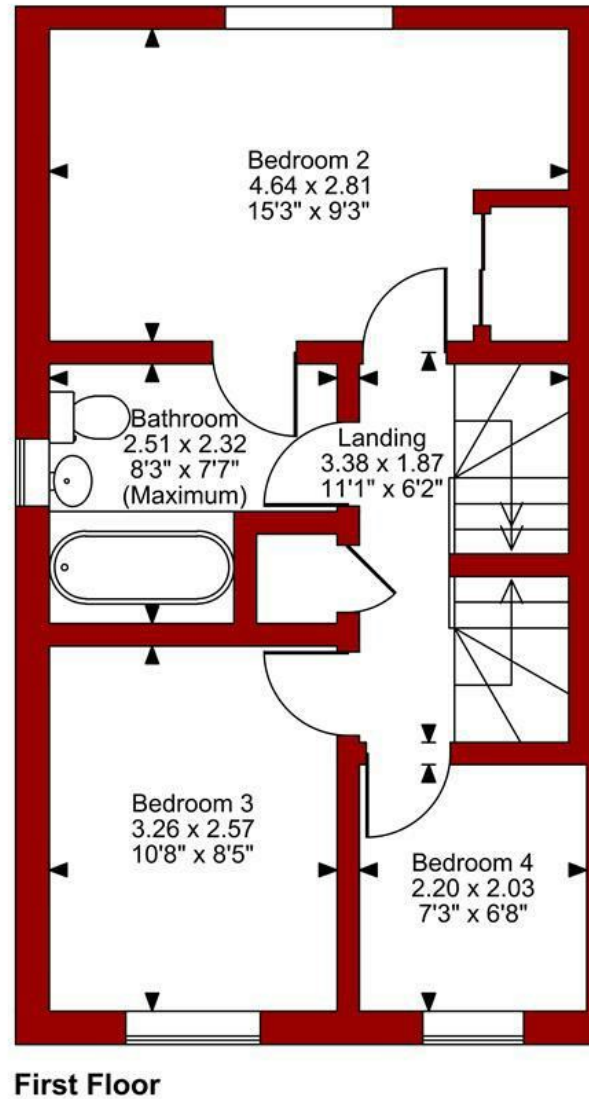
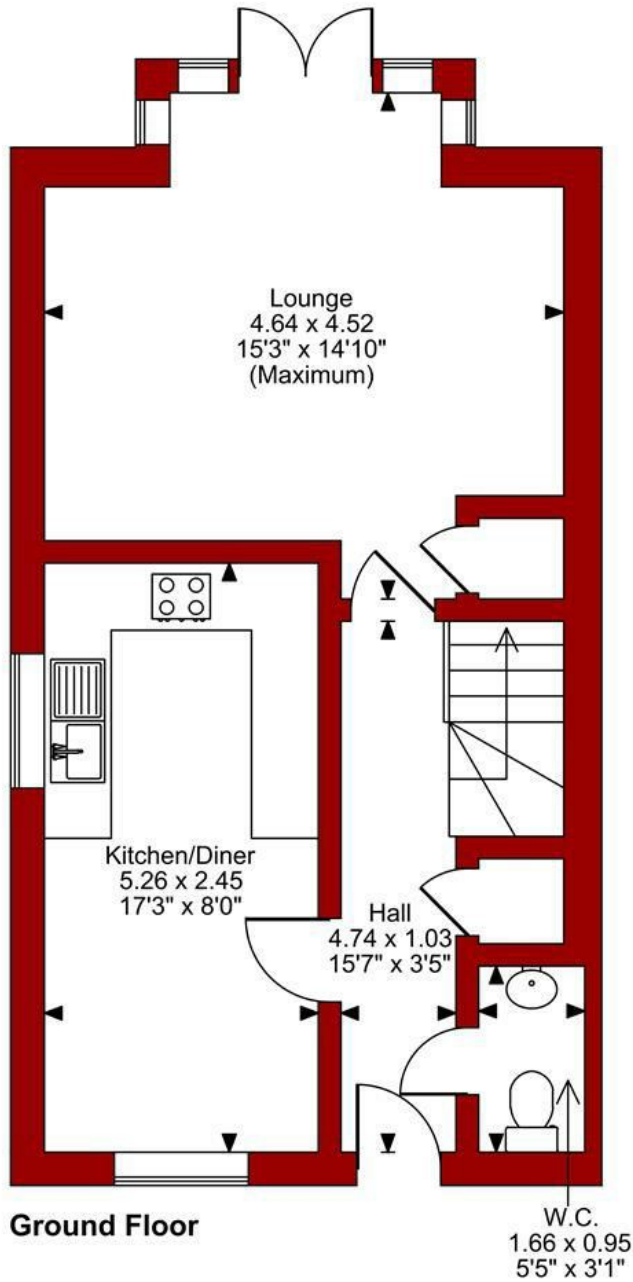








The Dukeries, Mansfield
Approximate Gross Internal Area
107 SQ M /1151 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

□□□ Denotes restricted head height

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		
	78	82
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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