



6 Chatsworth Close, Mansfield,  
Nottinghamshire, NG18 4QN

Offers Over £435,000

Tel: 01623 626990

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Extended Detached Chalet Bungalow
- Self Contained Annexe Space
- 3 Bath/Shower Rooms
- Kitchen/Breakfast Room
- Block Paved Drive & Integral Garage Store
- Spacious Layout: 1,945 Sq Ft
- 3/4 Double Bedrooms
- 9m Open Plan Lounge/Diner
- Large South Facing Plot (0.22 Acres)
- Sought After Cul-De-Sac Location

An extended and spacious 3/4 bedroom detached chalet home of approximately 1,945 sq ft of internal living space, occupying a large, south facing plot extending to circa 0.22 of an acre in a small, highly desirable, cul-de-sac location.

The property has been in the same family name for over 40 years. The property was extended to the side in the 1990s which created a self contained annexe space featuring a reception room/bedroom four and an en suite shower/utility room with its own self contained entrance and gas central heating boiler.

The main layout of living accommodation comprises an L-shaped entrance hall, bathroom, snug/bedroom three, dual aspect open plan lounge/diner and a kitchen/breakfast room with former airing cupboard now utilised as a store. A connecting doorway from the hallway leads to a store area behind the garage store which leads to the annexe reception room/bedroom four and the en suite shower/utility room. The first floor landing leads to two good sized double bedrooms and a large shower room which houses the second gas central heating boiler.

The property is offered to the market with the benefit of no upward chain and viewings can be arranged by appointment with the selling agent.

## OUTSIDE

Chatsworth Close is a small cul-de-sac featuring a range of high quality and high value detached houses and bungalows, with number 6 occupying a large plot approaching a quarter of an acre and benefiting from being south facing to the rear. There is a double width block paved driveway which leads to an integral garage store with a remote controlled electric up and over door. The front garden is mainly laid to lawn with gravel borders with plants and shrubs. The block paving continues across the front of the property and a gate to the side leads to a large paved area with access to the south facing rear garden. To the rear of the property, there is a substantial sandstone patio, a small undercover patio area, ample stone built raised flowerbeds, external lighting and an outside tap. Steps lead to the lower portion of the garden where a block paved path leads to a further patio and gravel area. There are ample lawns, deep borders with plants, shrubs and trees, and a gravel path leads to a shed 13'7" x 6'9" max.

## OPEN FRONTED STORM PORCH

14'5" x 5'9" (4.39m x 1.75m)

A large open fronted storm porch with tiled floor and two ceiling spotlights leads to a UPVC front entrance door providing access through to the:

## ENTRANCE HALL

16'10" x 13'11" max (5.13m x 4.24m max)

With two radiators, coving to ceiling and stairs to the first floor landing.

## OPEN PLAN LOUNGE/DINER

29'7" into both bays x 11'11" (9.02m into both bays x 3.63m)

(Narrows to 9'11" in dining area). A spacious, dual aspect, open plan reception room, having a marble fireplace with inset coal effect gas fire. Two radiators, coving to ceiling and large double glazed bay windows to the front and rear elevations.

## KITCHEN/BREAKFAST ROOM

15'9" max x 10'10" (4.80m max x 3.30m)

Having a range of wall cupboards with under lighting, base units and drawers complemented by granite effect work surfaces. Inset 1 1/2 bowl sink with drainer and swan-neck mixer tap. There is space for a Rangemaster cooker and a built-in extractor canopy above. Plumbing and space for a dishwasher and fridge. Radiator, tiled floor, coving to ceiling and double glazed window and door to the rear elevation leading out onto the garden.

## BUILT-IN STORE

4'6" x 3'5" (1.37m x 1.04m)

With shelving.

## SNUG/BEDROOM 3

12'5" x 11'11" (3.78m x 3.63m)

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

## BATHROOM

7'5" x 6'4" (2.26m x 1.93m)

Having a walk-in bath. Modern vanity unit with inset wash and basin with chrome mixer tap and storage cupboard beneath. Low flush WC. Heated towel rail, part tiled walls, three ceiling downlights, extractor fan and obscure double glazed window to the front elevation.

## STORE

8'11" x 6'7" (2.72m x 2.01m)

Located behind the garage store connecting the entrance hallway to the annexe office/bedroom four and the utility/shower room.

## ANNEXE ACCOMMODATION

### RECEPTION ROOM/BEDROOM 4

18'4" x 8'10" (5.59m x 2.69m)

With radiator, coving to ceiling, obscure double glazed window to the side elevation and double glazed window to the front elevation.

### **UTILITY/SHOWER ROOM**

12'2" x 8'10" (3.71m x 2.69m)

Having a large walk-in tiled shower. Base units, marble style laminate work surfaces, inset stainless steel sink with drainer and chrome swan-neck mixer tap. Plumbing for a washing machine and space for a tumble dryer. Wall mounted central heating boiler for the annexe accommodation. Radiator and double glazed window and door to the rear elevation leading out onto the garden.

### **FIRST FLOOR GALLERIED LANDING**

12'7" x 7'1" (3.84m x 2.16m)

With coving to ceiling and two built-in wardrobes with radiators and hanging rails.

### **BEDROOM 1**

16'11" x 12'3" (5.16m x 3.73m)

A good sized double bedroom, having ample fitted wardrobes with hanging rails and shelving and drawers. Access to boarded eaves storage, radiator, coving to ceiling and double glazed window to the rear elevation enjoying south facing views over the garden.

### **BEDROOM 2**

16'9" x 12'10" max (5.11m x 3.91m max)

A second good sized double bedroom with access to boarded eaves storage. Vanity unit with sink, chrome mixer tap and storage cupboard beneath. Radiator and double glazed window to the rear elevation enjoying south facing views over the garden.

### **JACK & JILL SHOWER ROOM**

13'1" x 9'7" (3.99m x 2.92m)

A large shower room, having ample tiled shower cubicle. Vanity unit with inset wash hand basin with chrome mixer tap and ample storage cupboards and drawers beneath, plus a fitted mirror above the sink with open shelving and wall cupboard. Low flush WC with enclosed cistern. Tiled floor, fully tiled walls, radiator, electric heated towel rail, loft hatch, two obscure double glazed windows to the rear elevation. Built-in airing cupboard housing the Viessmann central heating boiler.

### **INTEGRAL GARAGE STORE**

11'7" x 9'0" (3.53m x 2.74m)

With power and light points, remote controlled electric up and over door and personal door through to a store area with connecting doors each side to the hallway and annexe accommodation.

### **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.













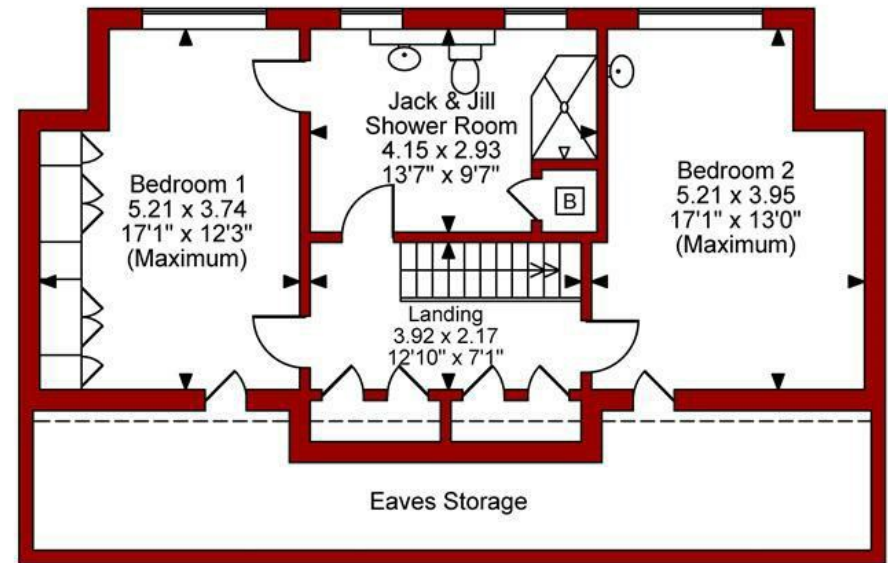
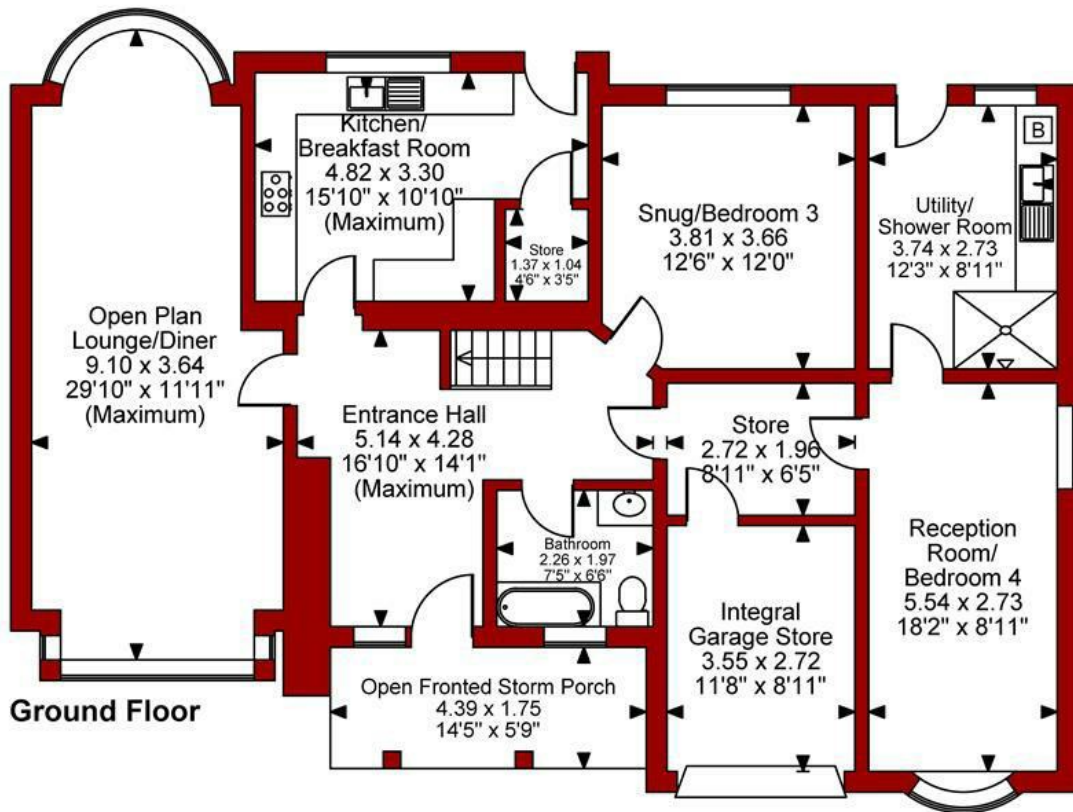








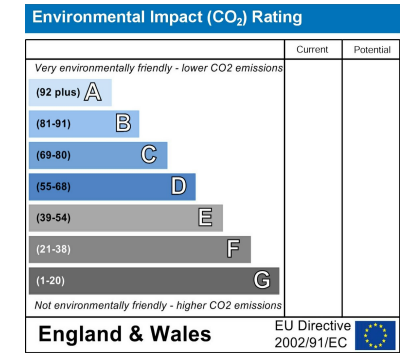
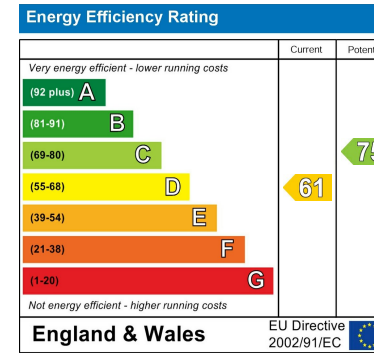
**Chatsworth Close, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 181 SQ M /1945 SQ FT**  
**Integral Garage Store = 10 SQ M /104 SQ FT**  
**Total = 191 SQ M /2049 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

□□□ Denotes restricted head height

The position & size of doors, windows, appliances and other features are approximate only.



*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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Surveyors, Estate Agents, Valuers, Auctioneers