



**7 Kingsley Avenue, Mansfield Woodhouse,
Mansfield, Nottinghamshire, NG19 9HY**

£250,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Extended Semi Detached House
- Open Plan Living/Dining/Kitchen
- Utility/Downstairs WC
- Wonderful South Facing Rear Garden
- Popular Residential Location
- Three Bedrooms & Modern Bathroom
- Separate Bay Fronted Lounge
- Driveway Frontage & Single Garage
- 8m x 4.6m Terrace Patio
- Viewing Highly Recommended

A traditional and extended three bedroom semi detached house presented in immaculate condition throughout in a popular residential area within close proximity to excellent local amenities.

The property has neutral decor and modern flooring, gas central heating (combi boiler) and UPVC double glazing. The layout of living accommodation comprises a good sized entrance porch, entrance hall, utility/WC, bay fronted lounge and an open plan living/dining/kitchen extension with French doors leading out onto the south facing rear garden. The first floor landing leads to three bedrooms and a family bathroom.

OUTSIDE

Externally, there is a driveway frontage which can accommodate three vehicles and a single garage. To the rear of the property, there is a fantastic, south facing, large terrace patio (8m x 4.6m) with raised beds to one side and a pergola to the other, offering a wonderful outdoor entertaining space. There is a useful area to the side of the house which leads to an adjoining boiler store and with access to the garage. Steps from the terrace leads to a most delightful, lower level garden in immaculate condition with greenhouse/shed, a second patio area, lawn and deep borders with mature plants, shrubs and trees, including magnolia and apple trees.

A TRADITIONAL STYLE COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

7'6" max x 6'0" (2.29m max x 1.83m)

With tiled floor, radiator, two obscure double glazed windows to the front elevation and connecting obscure glazed stained glass door leading through to the:

ENTRANCE HALL

12'2" x 5'11" (3.71m x 1.80m)

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

LOUNGE

12'0" into bay x 11'11" (3.66m into bay x 3.63m)

Having a feature cast iron fireplace with modern black granite hearth and contrasting stone surround. Radiator, coving to ceiling, laminate floor and double glazed bay window to the front elevation.

OPEN PLAN LIVING/DINING/KITCHEN

23'2" max x 19'6" (7.06m max x 5.94m)

(11'11" into dining/living area). A spacious, open plan living/dining/kitchen, having a feature cast iron fire with modern granite hearth and traditional wood style surround. Laminate flooring, coving to ceiling, double glazed window and French doors to the rear elevation leading out onto the south facing garden. The kitchen had a range of wall cupboards, base units and drawers with modern wood style laminate work surfaces. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated double oven, four ring gas hob and extractor hood above. Plumbing for a dishwasher and space for a fridge/freezer. There is a fitted breakfast bar with space for stools beneath.

UTILITY

7'6" x 5'10" (2.29m x 1.78m)

Having modern high gloss wall cupboards, work surfaces and plumbing and space for a washing machine and tumble dryer. There is a modern sink mounted on a work surface with black matte mixer tap, tiled splashbacks and storage cupboard beneath. Low flush WC. Radiator, laminate floor and obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

8'11" max x 6'3" (2.72m max x 1.91m)

With loft hatch and obscure double glazed window to the side elevation.

BEDROOM 1

12'11" into bay x 11'9" (3.94m into bay x 3.58m)

A spacious double bedroom with radiator, laminate floor and double glazed bay window to the front elevation.

BEDROOM 2

11'9" x 11'3" (3.58m x 3.43m)

A second spacious double bedroom with radiator, laminate floor and double glazed window to the rear elevation.

BEDROOM 3

7'8" x 7'0" (2.34m x 2.13m)

With radiator, laminate floor, coving to ceiling and double glazed window to the front elevation.

FAMILY BATHROOM

6'1" x 5'9" (1.85m x 1.75m)

Having a modern three piece suite comprising a panelled bath with mixer tap and rainfall shower over plus additional shower attachment. Vanity unit with inset sink with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail, fully tiled walls, laminate floor and obscure double glazed window to the rear elevation.

ADJOINING BOILER HOUSE

4'2" x 3'9" (1.27m x 1.14m)

Housing the combi boiler.

GARAGE

19'6" x 8'0" (5.94m x 2.44m)

With power and light points. Up and over door. Rear door providing access to the side of the house and round to the garden.

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

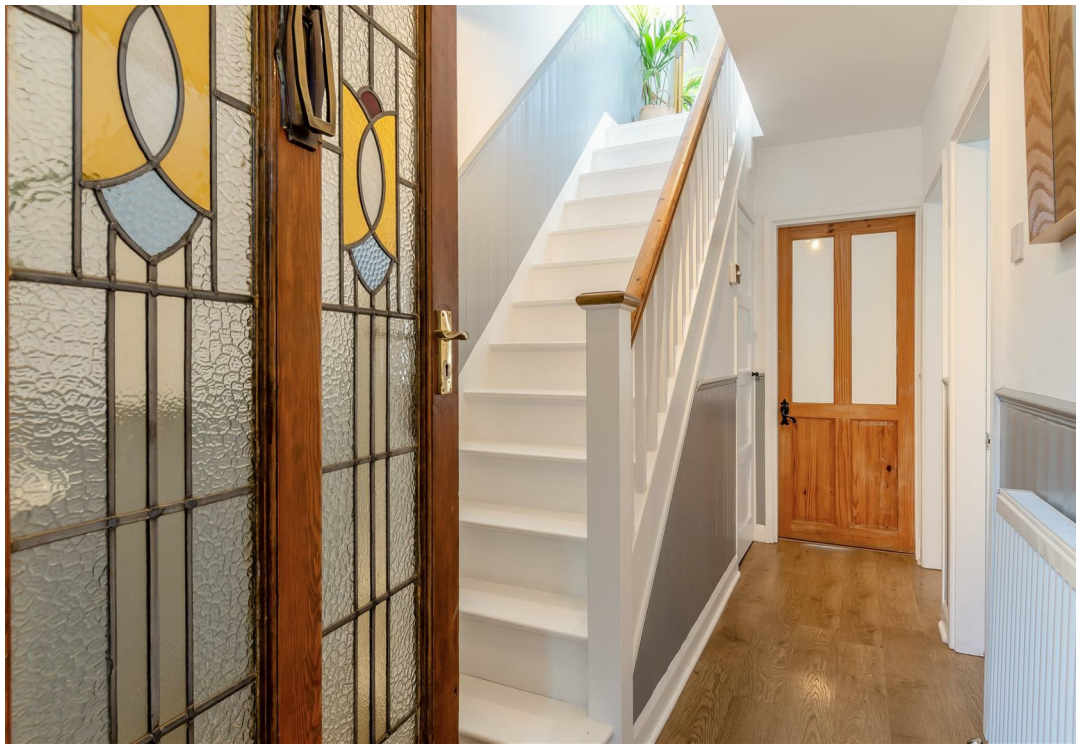
All mains services are connected.

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.





















Kingsley Avenue, Mansfield Woodhouse

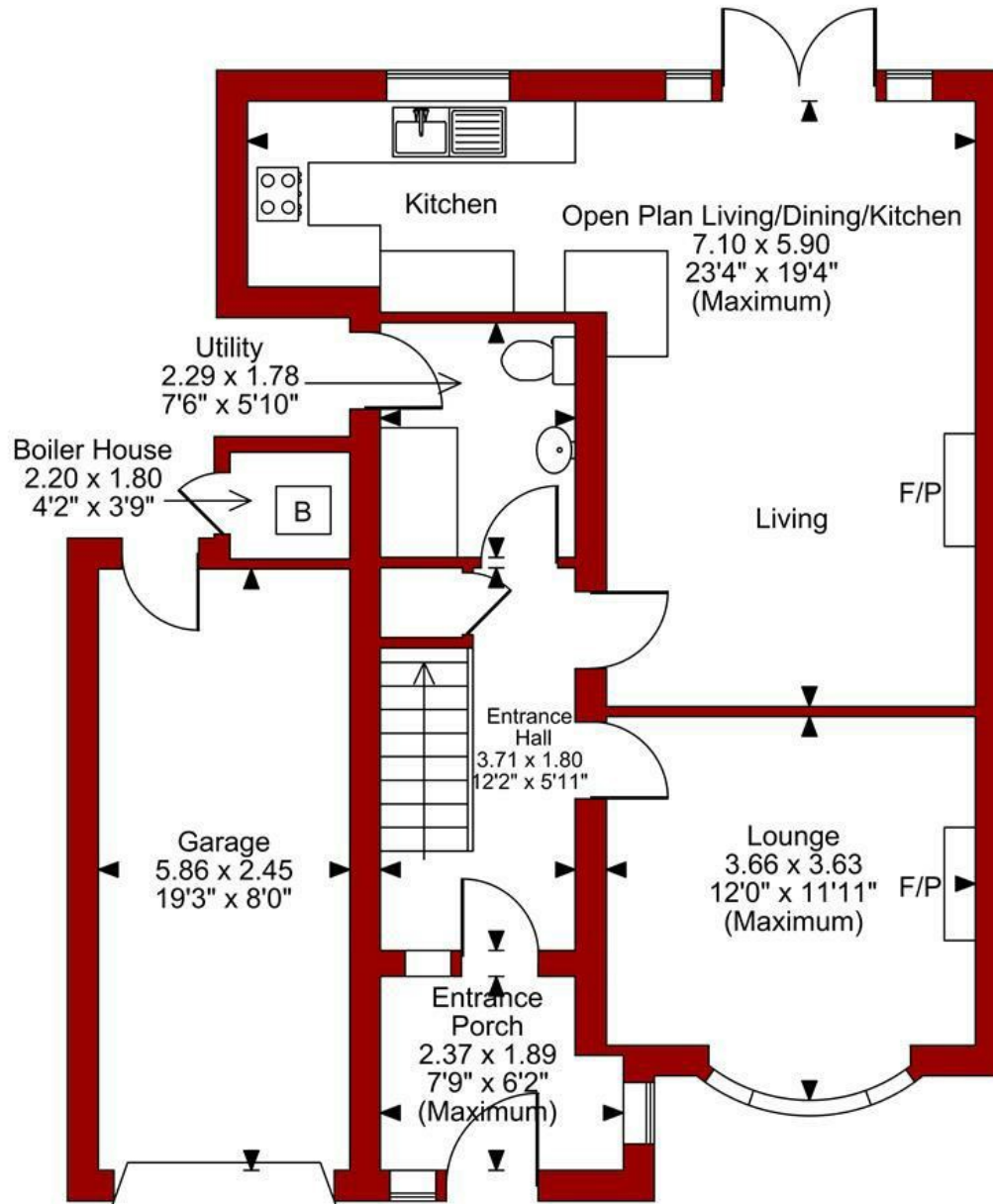
Approximate Gross Internal Area

Main House = 99 SQ M / 1070 SQ FT

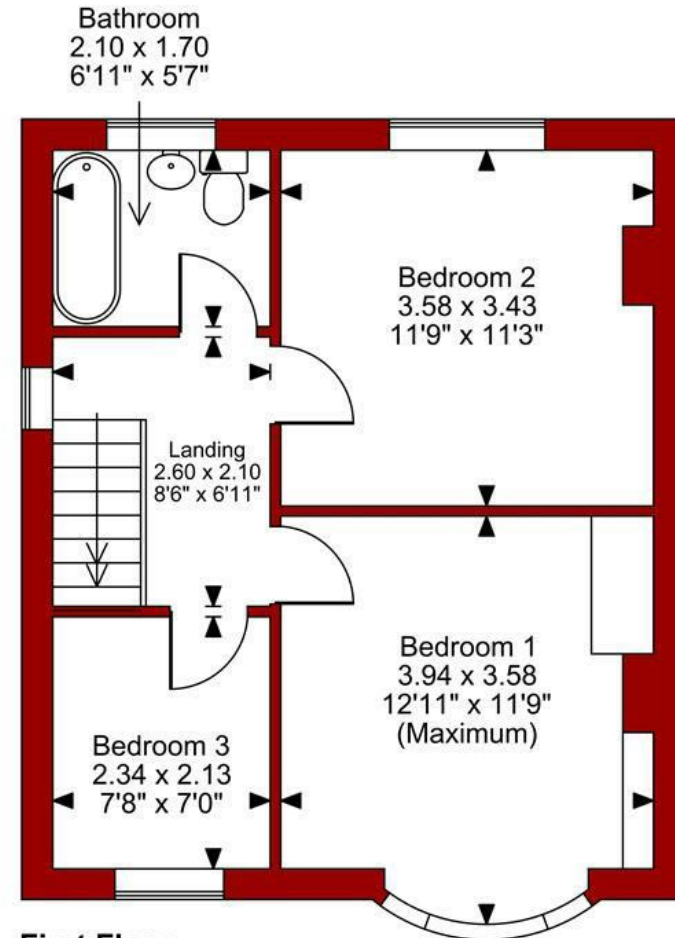
Garage = 14 SQ M / 155 SQ FT

Total = 113 SQ M / 1225 SQ FT

Quoted Area Excludes 'External Boiler House'



Ground Floor



First Floor

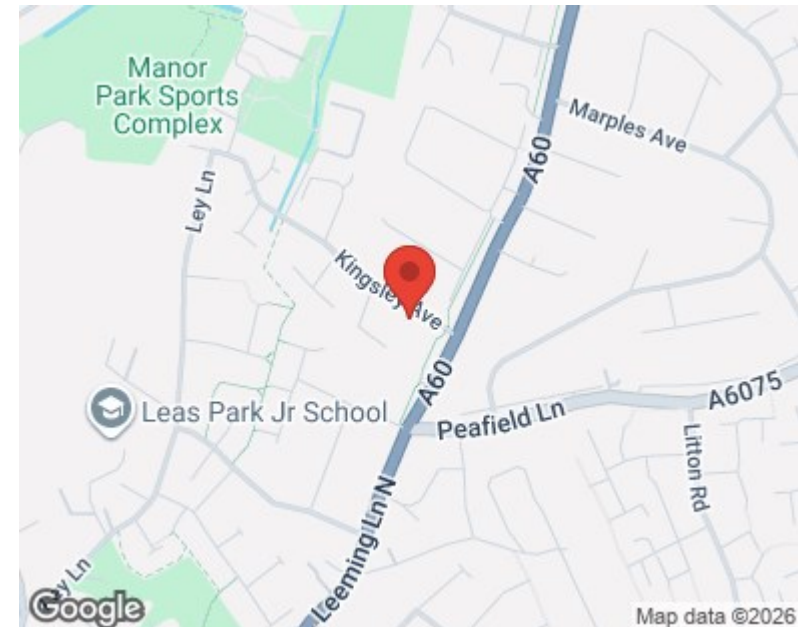
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
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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