



16 Park Avenue, Mansfield, Nottinghamshire,
NG18 2AU

£385,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached House (Built c.1928)
- Circa 2,077 Sq Ft inc. Cellar
- Large Open Plan Lounge & Dining Room
- WC, Utility & Boot Room/Shower Room
- Delightful Tree Lined Conservation Area
- Three Storey Living Accommodation
- 3 Large Double Bedrooms
- Modern Open Plan Kitchen/Diner
- South Facing Landscaped Rear Garden
- Highly Regarded Suburban Location

A fine example of an early twentieth century semi detached house with a south facing landscaped rear garden, situated in a delightful suburban area close to amenities and within walking distance to Brunts Academy within The Park Conservation Area on the tree lined Park Avenue.

The property provides a spacious internal layout extending to circa 2,077 sq ft spanning over three floors plus the benefit of useful cellar storage. The property is tastefully decorated and presented in immaculate condition throughout and retains original and character features associated with a property of its age to include high ceilings, sash windows, coving, picture rails and impressive marble fireplaces.

The ground floor living accommodation comprises an entrance hall, cellar divided into three areas, a wonderful, triple aspect, open plan lounge and dining room, modern open plan kitchen/diner with granite worktops, lobby, downstairs WC, utility and a boot room/shower room. The first floor landing leads to two large double bedrooms, the master has a marble fireplace, and there is a good sized family bathroom comprising a contemporary four piece suite. Completing the accommodation is the second floor where there is a spacious third double bedroom. The property has gas central heating and there are some UPVC double glazed windows in addition to the sash windows.

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

OUTSIDE

The property is positioned in a most delightful, leafy, suburban location within walking distance to Brunts Academy and a wealth of facilities in Mansfield town centre. The house stands back from the road behind a walled frontage with pedestrian gate opening onto a pathway which leads to the front entrance door. There is a low maintenance front garden laid to gravel with a range of plants and shrubs and a neighbouring walled boundary. There is an initial tarmac driveway parking to the side which continues beyond a secure remote controlled roller garage door leading to an enclosed further car standing drive with access to the rear garden. To the rear of the property, there is a lovely, south facing landscaped garden, featuring an extensive stone patio, small garden pond, artificial lawn with paths at each side leading to a lower-level garden. There is a gravel path with paved slabs surrounding a central garden area with bark chippings and further plants and shrubs. There is also a raised bed to the side with pebbles, plants and shrubs.

AN ORIGINAL OPEN FRONTED STORM PORCH WITH FLAGSTONE FLOOR LEADS TO A

TRADITIONAL AND PAINTED FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

21'8" x 5'11" (6.60m x 1.80m)

With tiled effect vinyl floor, radiator, original coving to ceiling, stairs to the first floor landing and door giving access to the cellar.

CELLAR

13'1" x 11'1" (3.99m x 3.38m)

Plus (11'11" x 5'6") and (12'9" x 3'8"). The cellar has brick flooring and is divided into three sections and provides useful storage space. In addition there are light and power points and a window to the front elevation.

LOUNGE

14'10" into bay x 13'0" (4.52m into bay x 3.96m)

A superb open plan reception room, featuring an impressive marble fireplace with inset open fire. Wooden floorboards, original picture rails and coving, sash window to the side elevation and large bay to the front elevation with three sash windows. Open plan to:

DINING ROOM

15'2" x 12'6" (4.62m x 3.81m)

A continuation from the lounge, this superb open plan reception room also has an impressive marble fireplace with tiled hearth and inset gas fire. There are wooden floorboards, original picture rails and coving to ceiling and sash windows to the side and rear elevations.

OPEN PLAN KITCHEN/DINER

23'8" x 8'11" (7.21m x 2.72m)

A modern open plan kitchen/diner, having shaker cabinets comprising wall cupboards, base units and drawers complemented by black granite work surfaces and matching upstands. Under mount 1 1/2 bowl stainless steel sink with oyster mixer tap. Integrated Samsung electric oven, four ring induction hob and extractor hood above. Integrated dishwasher. Space for a fridge/freezer. Radiator, sash window and UPVC double glazed windows to the side elevation plus stable door leading out onto the rear garden.

LOBBY

4'4" x 2'11" (1.32m x 0.89m)

With tiled effect vinyl floor and loft hatch.

DOWNSTAIRS WC

4'5" x 2'11" (1.35m x 0.89m)

With WC, radiator, tiled effect vinyl floor and UPVC double glazed window to the side elevation.

UTILITY

9'1" x 5'8" (2.77m x 1.73m)

Having plumbing for a washing machine and space for a tumble dryer. Vanity unit with inset wash hand basin with chrome swan-neck mixer tap and two storage drawers beneath. Radiator, tiled effect vinyl floor, work surfaces, wall mounted cupboards, wall mounted gas central heating boiler and UPVC double glazed window to the side elevation.

BOOT ROOM/SHOWER ROOM

15'0" x 9'1" (4.57m x 2.77m)

Having a shower area, WC and Belfast sink with hot and cold water supply. Four ceiling spotlights and French doors leading out onto the rear garden.

FIRST FLOOR LANDING

16'5" x 6'0" (5.00m x 1.83m)

With stairs to the second floor and under stairs storage cupboard.

BEDROOM 1

15'0" into bay x 13'0" (4.57m into bay x 3.96m)

A large master bedroom featuring an inset painted cast iron fireplace with magnificent marble surround. Radiator, original picture rails and coving, and large bay window to the front elevation with three sash windows.

BEDROOM 2

15'2" x 12'6" (4.62m x 3.81m)

A large second double bedroom with radiator, original picture rail and coving to ceiling and sash window to the rear elevation.

DRESSING ROOM

9'9" max x 5'6" (2.97m max x 1.68m)

With radiator and stained glass sash window to the front elevation.

FAMILY BATHROOM

10'5" x 9'0" (3.18m x 2.74m)

A good sized family bathroom, featuring a contemporary four piece suite with chrome fittings comprising a roll top bath with mixer tap and shower handset. Separate shower cubicle with rainfall shower plus additional shower handset. Wall hung wash and basin with swan-neck mixer tap and tiled splashbacks. Low flush Kelim WC. Wood floorboards, radiator and sash window to the rear elevation.

SECOND FLOOR

BEDROOM 3

19'1" x 14'4" (5.82m x 4.37m)

A spacious second floor double bedroom with access to useful boarded storage to each side, sash window to the side elevation and velux 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.











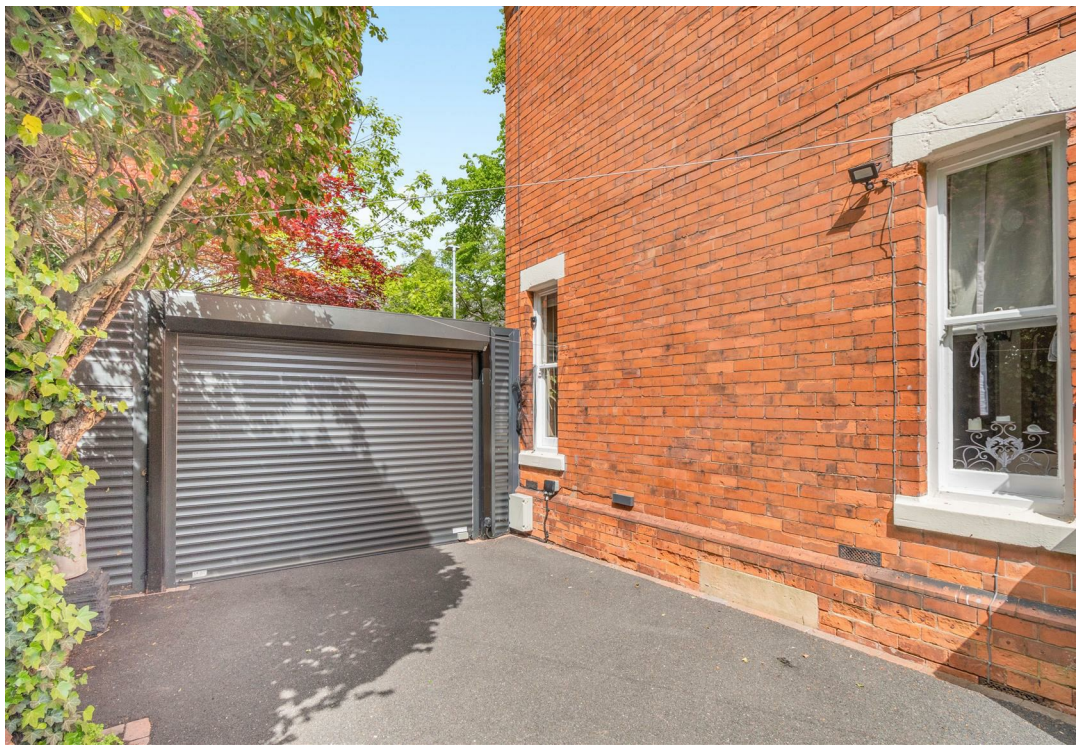




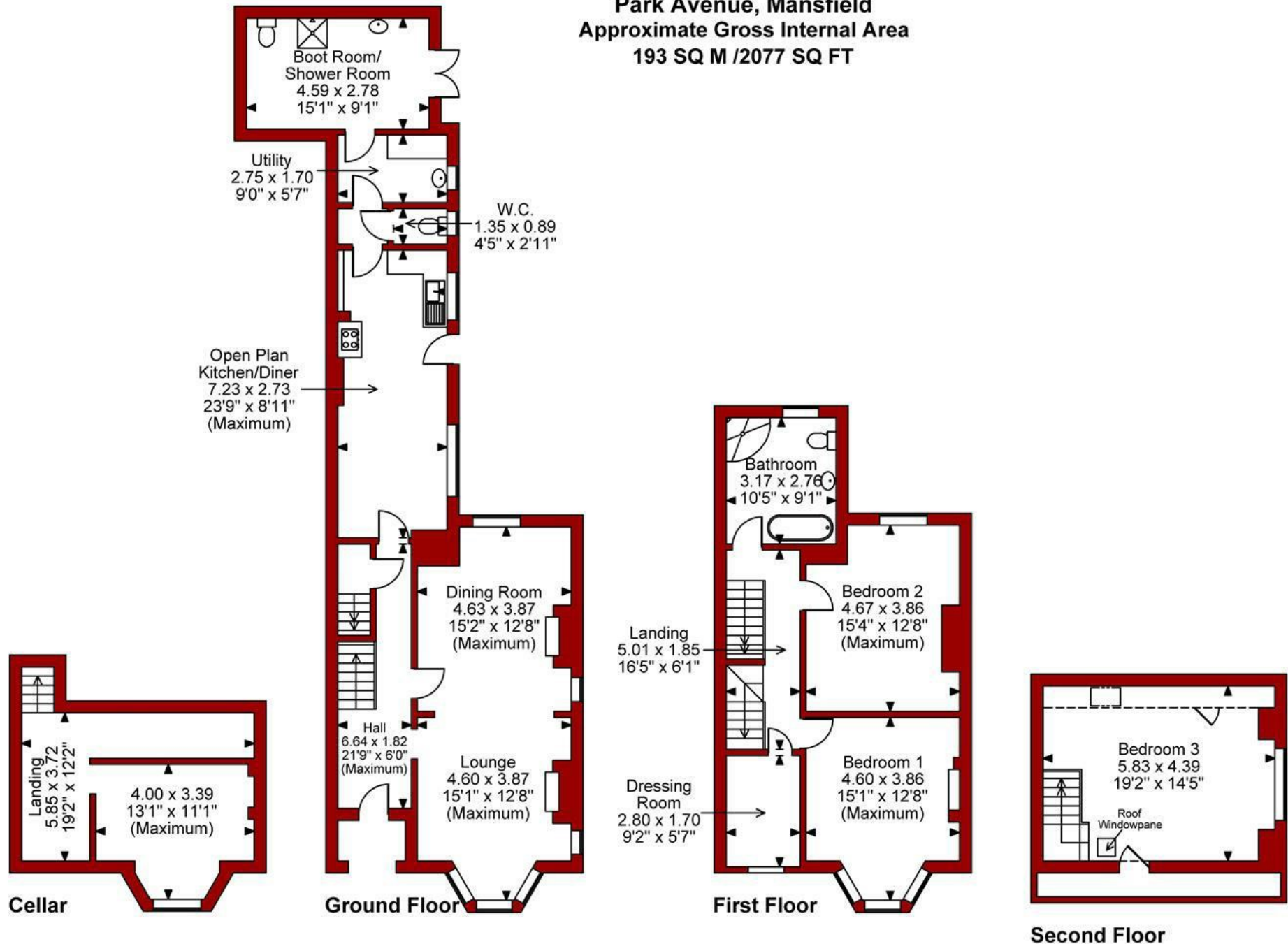








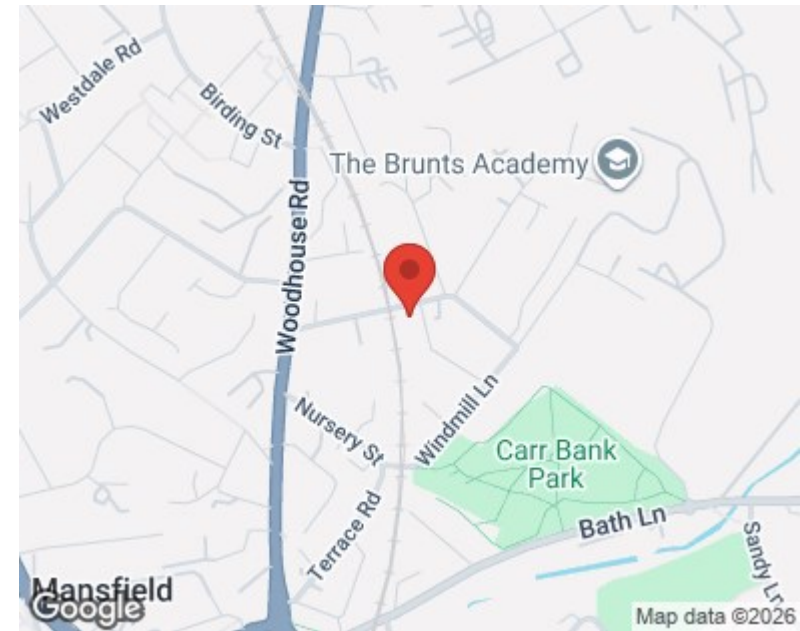
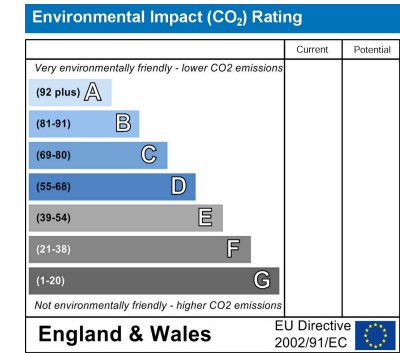
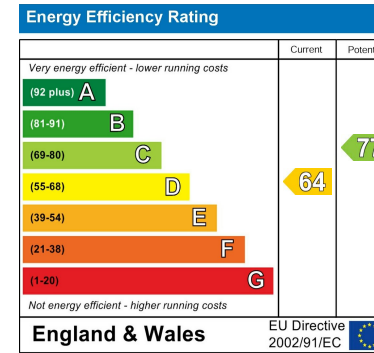
Park Avenue, Mansfield
Approximate Gross Internal Area
193 SQ M /2077 SQ FT



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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