

64 Alexandra Avenue, Mansfield,
Nottinghamshire, NG18 5AB

£435,000

Tel: 01623 626990

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Extended Semi Detached House
- 4 Bedrooms & Modern Bathroom
- Separate Bay Fronted Lounge
- Driveway Frontage & Rear Garden
- Highly Regarded Suburban Location
- Beautifully Appointed Throughout
- Open Plan Living/Dining Kitchen Extension
- Utility & Ground Floor WC
- Single Garage to Rear
- Walking Distance to Excellent Facilities

An extended and spacious four bedroom semi detached house presented in immaculate condition throughout, situated in a highly regarded suburban location in the High Oakham Area of Mansfield within walking distance to excellent facilities and High Oakham Primary School.

The property was built in 1928 and has been fully refurbished and modernised throughout by our clients who have owned the property since 2012. The property boasts a superb open plan living/dining kitchen extension to the rear completed in 2016 to include underfloor heating, a large island, integrated appliances, two large skylights and extensive bi-folding doors looking out onto the garden allowing an abundance of natural daylight into the room.

The property provides spacious living accommodation extending to approximately 1,558 sq ft with gas central heating and UPVC double glazing. The ground floor layout comprises an entrance hall, bay fronted lounge, large 31ft open plan living/dining kitchen, utility and WC. The first floor galleried landing leads to four bedrooms and a modern family bathroom.

OUTSIDE

The property has a low maintenance frontage laid mainly to patterned concrete with a driveway. There are borders with plants and shrubs and a side gate and path leads round to the rear of the property. To the rear of the property, there is a block paved patio and a raised L-shaped decked patio directly off the kitchen extension with feature wall panelling, an outside double power socket and ceiling spotlights above. There is a further sandstone patio area, lawn, L-shaped raised beds to one side, mature trees and a block paved path giving access to the garage with gate at the end leading to vehicular access off King Edward Avenue which leads to the garage.

A PERIOD STYLE COMPOSITE FRONT ENTRANCE DOOR WITH OBSCURE DOUBLE GLAZED STAINED GLASS WINDOW FEATURE PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

18'3" x 6'3" (5.56m x 1.91m)
With oak flooring, radiator, floor to ceiling obscure double glazed window to the side elevation, understairs storage cupboard with light point and stairs to the first floor landing.

LOUNGE

15'2" into bay x 12'10" (4.62m into bay x 3.91m)
Having an open cast iron fire place with tiled feature, granite hearth and modern stone surround. Two radiators, oak flooring and double glazed bay window to the front elevation.

OPEN PLAN FAMILY LIVING/DINING/KITCHEN

31'0" x 17'8" max (9.45m x 5.38m max)
(12'10" into living space). A superb open plan family living/dining kitchen with two large roof skylights and two sets of contemporary aluminium bi-folding doors leading out onto the rear garden. The kitchen has a range of modern handleless cabinets in contrasting colours comprising wall cupboards, base units and drawers complemented by quartz work surfaces. Integrated Neff cooking appliances include a single electric oven, separate combination microwave oven, a warming drawer and induction hob with separate downdraught extractor built into the worktop. Integrated fridge/freezer and dishwasher. There is a large island with further base units, ample quartz work surfaces, under mounted stainless steel sink with mixer tap and boiling hot tap. There is a raised breakfast bar seating area with butchers block style work surface. The living area has a restored 1920s fireplace with granite hearth, herringbone oak flooring throughout, two cast iron radiators, underfloor heating to the kitchen/dining area with individual thermostat control pad, ample ceiling spotlights and two double glazed windows to the front elevation with contemporary window shutters.

UTILITY

10'8" x 6'5" (3.25m x 1.96m)
Having modern wall and base units, laminate work surfaces and an inset stainless steel sink with drainer and mixer tap. Plumbing for a washing machine and space for a tumble dryer. Three ceiling spotlights, oak flooring and double glazed window and door to the rear elevation leading out onto the garden.

WC

6'5" x 2'9" (1.96m x 0.84m)
Having a modern two piece white suite comprising a low flush WC. Wall hung vanity unit with chrome mixer tap and storage cupboard beneath. Radiator and two obscure double glazed windows to the side and rear elevations.

FIRST FLOOR GALLERIED LANDING

18'3" x 6'3" (5.56m x 1.91m)
With loft hatch and double glazed windows to the front and side elevations.

MASTER BEDROOM 1

12'11" x 11'10" (3.94m x 3.61m)
A spacious double bedroom with radiator and two double glazed windows to the front elevation.

BEDROOM 2

12'9" x 12'0" (3.89m x 3.66m)
A spacious second double bedroom with radiator and two double glazed windows to the front elevation.

BEDROOM 3

12'6" into wardrobes x 8'10" (3.81m into wardrobes x 2.69m)
Having extensive fitted wardrobes with double hanging rails and shelving and drawers. Radiator and double glazed window to the rear elevation.

BEDROOM 4
8'5" x 6'3" (2.57m x 1.91m)
With radiator and double glazed window to the rear elevation.

FAMILY BATHROOM
9'4" x 6'2" (2.84m x 1.88m)
Having a modern three piece white suite with chrome fittings comprising a P-shaped tiled inset bath with mixer tap, wall mounted rainfall shower over plus a separate shower attachment. Vanity unit with wash hand basin with mixer tap and storage cupboard and shelf beneath. Low flush WC. Two chrome heated towel rails, shaver point, tiled walls, six ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

SINGLE GARAGE
15'3" x 9'1" (4.65m x 2.77m)
With power and light point, window to the rear elevation, side entrance door and double opening front doors.

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.




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LAUNDRY POWDER
PEGS































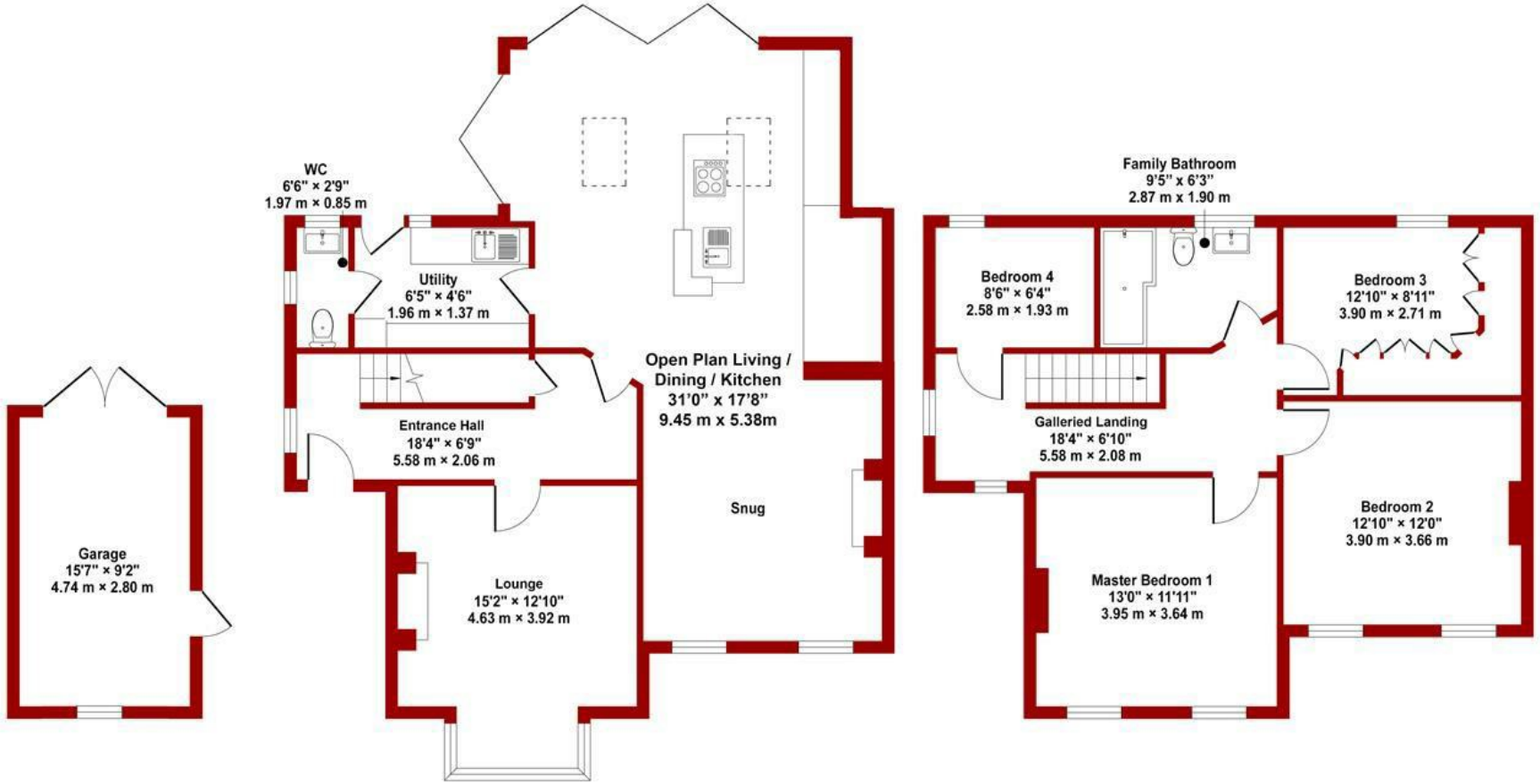








Alexandra Avenue, Mansfield
Approximate Gross Internal Area
Main House = 1558 SQ FT / 145 SQ M
Single Garage = 142 SQ FT / 13 SQ M
Total = 1700 SQ FT / 158 SQ M



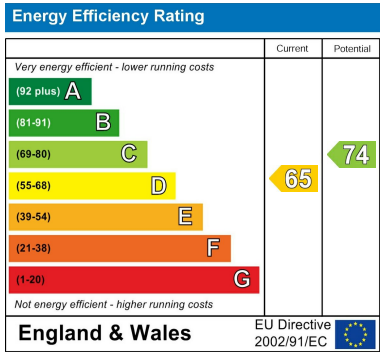
Garage

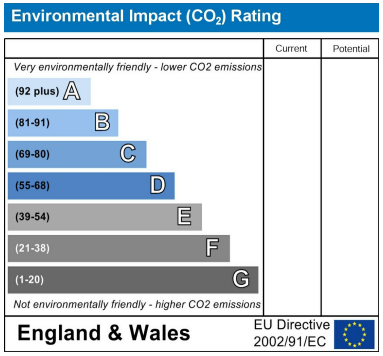
Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
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 firms 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

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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