



11 Goldcrest Road, Forest Town, Mansfield,
Nottinghamshire, NG19 0GP

£395,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family Home
- 4 Bedrooms with Fitted Wardrobes
- Open Plan Kitchen/Diner & Utility
- Well Maintained Front & Rear Gardens
- Bordering to Farmland / Open Rear Views
- Spacious Accommodation: 1,547 Sq Ft
- Lounge & Separate Study
- Beautifully Appointed Throughout
- Detached Single Garage
- Good Sized Driveway for 3 Cars

A modern, double fronted, four bedroom detached family home presented in immaculate condition throughout, set in a particularly pleasant position at the top of the development bordering to farmland with lovely open rear views.

The property was built by David Wilson Homes in 2015 to their Holden house type and has been occupied by our clients since new. The property provides a spacious internal layout extending to circa 1,547 sq ft. On the ground floor there is an entrance hall, downstairs WC, bay fronted lounge, separate study, an open plan kitchen/diner with integrated appliances and a utility. The first floor landing leads to a spacious master bedroom with ample fitted wardrobes and an en suite. There are three further good sized bedrooms also with fitted wardrobes and a family bathroom. The property has gas central heating and UPVC double glazing.

The property is conveniently located within close proximity to excellent amenities.

OUTSIDE

The property boasts beautifully maintained front and rear gardens as well as a tandem length driveway to the side of the house providing off road parking for at least three cars leading to a detached single garage which has a side entrance door giving access to the garden. A gate between the house and garage provides access to the rear garden. The front garden is laid to lawn and features an attractive porcelain pathway from the pavement to the front entrance door which also extends across the front of the house to the drive. To the rear of the property, there is a substantial paved patio which extends across a full width of the property with a gravel area to the other side of the house providing useful open storage space. There is an outside tap, a well maintained central lawn with ample slate chippings to the borders, a pergola and borders throughout with mature plants and shrubs.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

16'10" x 7'8" max (5.13m x 2.34m max)

With radiator, polished ceramic tiled floor and stairs to the first floor landing.

DOWNSTAIRS WC

5'1" x 5'1" (1.55m x 1.55m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Polished ceramic tiled floor, radiator,

obscure double glazed window to the side elevation and access to understairs storage cupboard with polished ceramic tiled floor, light point and housing the consumer unit.

SEPARATE STUDY

9'5" x 7'8" (2.87m x 2.34m)

With radiator and double glazed window to the front elevation.

LOUNGE

18'11" into bay x 12'1" (5.77m into bay x 3.68m)

With two radiators and double glazed bay window to the front elevation.

OPEN PLAN KITCHEN/DINER

20'1" x 15'3" max into bay (6.12m x 4.65m max into bay)

(11'1" into kitchen). Having a range of high gloss modern cabinets comprising wall cupboards, base units and drawers complemented by chrome handles and dark wood style laminate work surfaces. Inset 1 1/2 bowl ceramic sink with drainer and oyster mixer tap and modern tiled splashbacks. Integrated stainless steel AEG cooking appliances include a double oven, six ring gas hob and stainless steel extractor hood above. Integrated dishwasher and integrated fridge/freezer. Polished ceramic tiled flooring, two radiators, four ceiling spotlights to the kitchen area, double glazed windows and French doors to the rear elevation leading out onto the garden.

UTILITY

8'3" x 5'1" (2.51m x 1.55m)

Having high gloss wall and base units complemented by chrome handles and dark wood style laminate work surfaces. Inset stainless steel sink with drainer and mixer tap and modern tiled splashbacks. Wall mounted gas central heating boiler. Plumbing and space for a washing machine and tumble dryer. Radiator, polished ceramic tiled flooring, extractor fan and composite rear door leading out onto the garden.

FIRST FLOOR LANDING

13'0" x 10'6" max (3.96m x 3.20m max)

With airing cupboard housing the pressurised hot water cylinder. Radiator and double glazed window to the side elevation.

MASTER BEDROOM 1

12'11" x 12'1" (3.94m x 3.68m)

Having two separate sets of triple fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the front elevation.

EN SUITE

7'1" x 4'6" (2.16m x 1.37m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Heated towel rail, part tiled walls, three ceiling spotlights, shaver point, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

13'4" x 9'5" (4.06m x 2.87m)

A second double bedroom, having fitted wardrobes with hanging rails and shelving. Radiator and two double glazed windows to the front elevation.

BEDROOM 3

12'6" x 10'1" (3.81m x 3.07m)

Having triple fitted wardrobes with hanging rails and shelving. Radiator and two double glazed windows to the rear elevation.

BEDROOM 4

10'1" x 7'6" (3.07m x 2.29m)

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

FAMILY BATHROOM

8'10" x 7'6" (2.69m x 2.29m)

Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower handset and tiled surround. Separate tiled shower cubicle. Vanity unit with inset wash hand basin with waterfall mixer tap and three storage cupboard/drawers beneath. Low flush WC with enclosed cistern. Part tiled walls, heated towel rail, extractor fan and obscure double glazed window to the rear elevation.

DETACHED SINGLE GARAGE

16'11" x 9'0" (5.16m x 2.74m)

With power and light points. Up and over door. UPVC side entrance door leading to the rear 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

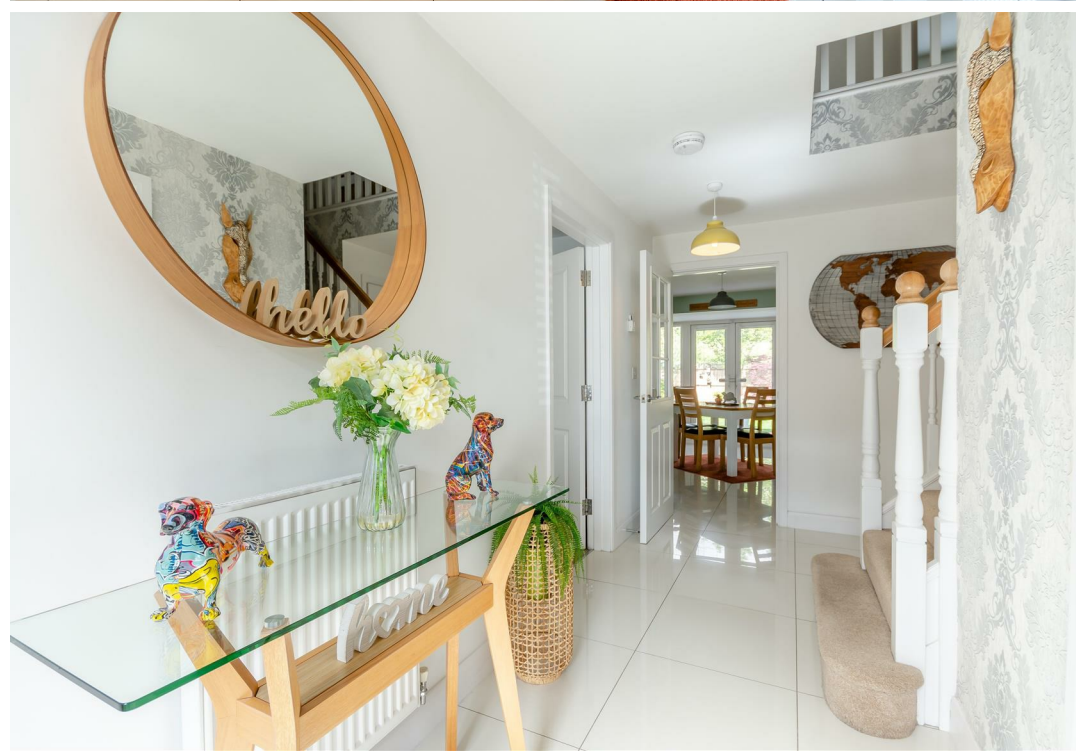
All mains services are connected.

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.















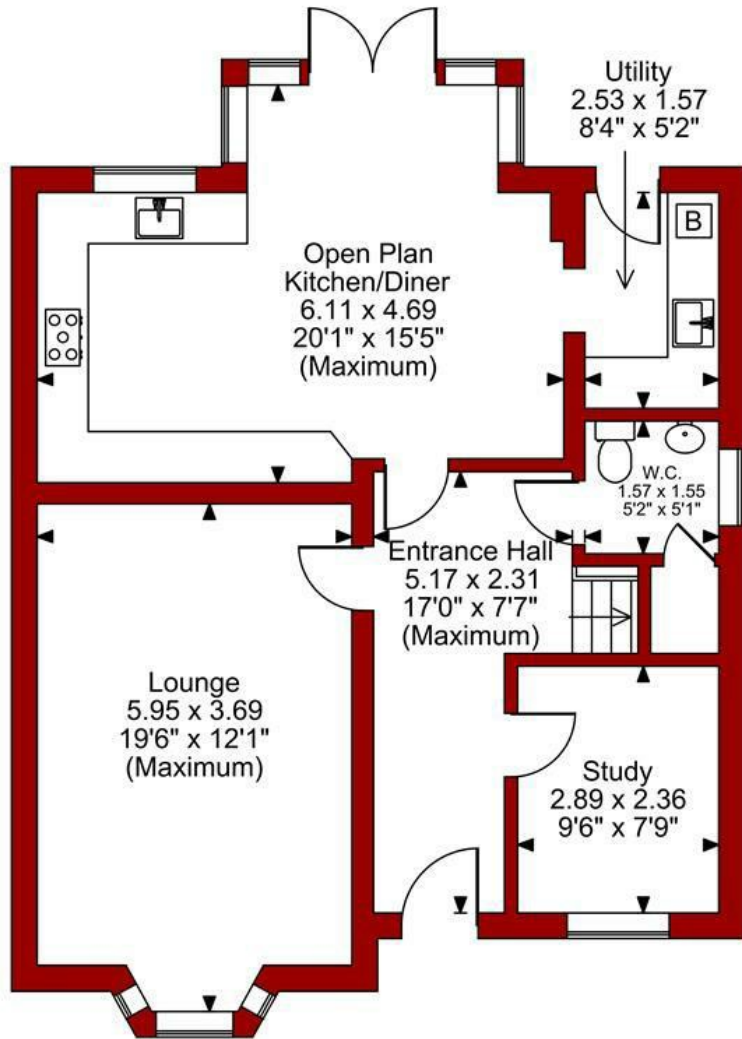




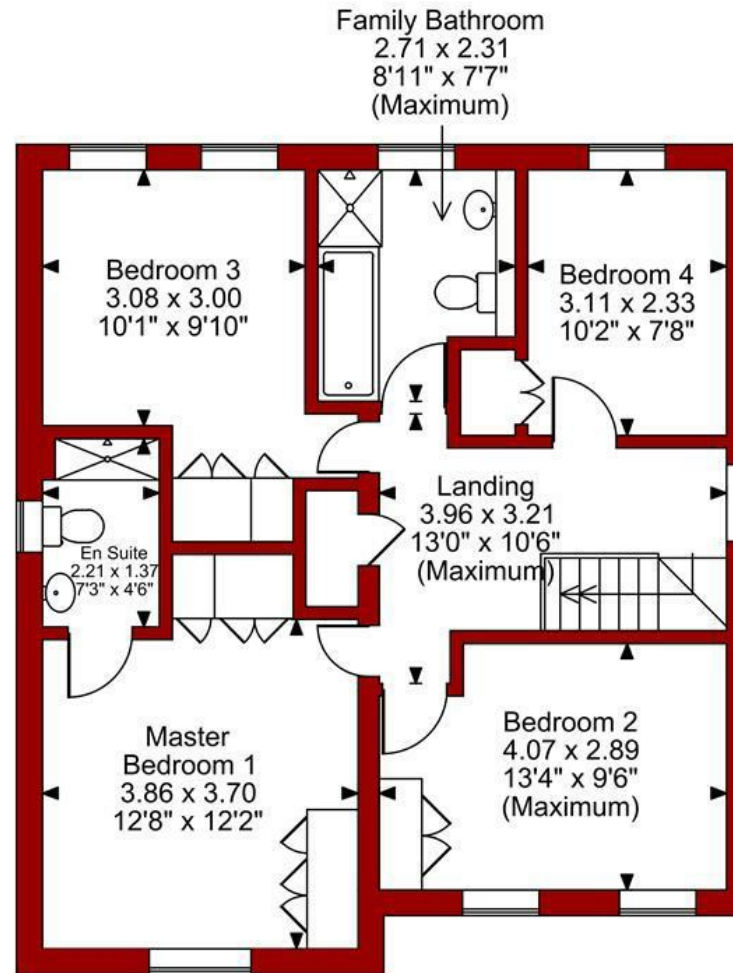




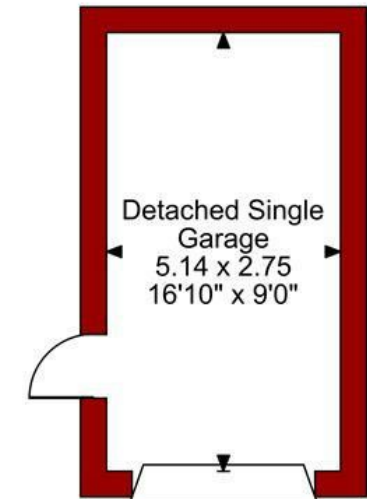
Goldcrest Road, Forest Town
Approximate Gross Internal Area
Main House = 144 SQ M /1547 SQ FT
Detached Single Garage = 14 SQ M /152 SQ FT
Total = 158 SQ M /1699 SQ FT



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	84
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		
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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