



**32 Dorchester Close, Mansfield,
Nottinghamshire, NG18 4QW**

£435,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- 3 Good Sized Bedrooms
- Large Open Plan Lounge/Dining Room
- Modern Kitchen with Integrated Appliances
- Low Maintenance Front & Rear Gardens
- Recently Modernised & Improved
- En Suite & Separate Shower Room
- Separate Office & Conservatory
- Block Paved Driveway & 1 1/2 Garage
- South Facing / Desirable Berry Hill Location

A recently improved three bedroom detached bungalow presented in immaculate condition throughout with a south facing rear garden and a good sized 1 ½ garage.

The property has been modernised and significantly improved by our clients over the last two years to include a new kitchen with integrated appliances, new shower room, new modern laminate flooring added, new central heating boiler and some of the windows have been replaced to new modern UPVC double glazing. The property also has cavity wall insulation and an alarm system.

The property extends to approximately 1,382 sq ft with a well balanced layout of living accommodation. There is an entrance hall, modern kitchen, utility, a large open plan lounge/dining room with beautifully appointed limestone fireplace, separate office and a conservatory. The inner hallway leads to a spacious master bedroom with an en suite. There are two further good sized bedrooms and a separate shower room.

OUTSIDE

The property is located on Dorchester Close – a highly regarded Berry Hill location where there are a variety of high valued homes. The property stands back with a double width block paved driveway frontage leading to a 1 ½ garage with a remote controlled electric door and a useful, partially boarded loft. There are low maintenance gardens either side of the driveway with extensive gravel borders with a variety of mature plants and shrubs. A block paved pathway leads alongside the property to the main entrance door and to the utility entrance door. To the rear of the property, there is a paved patio and pathway extending across the rear of the property which continues around the conservatory. There is a low retaining walled boundary, central lawn with pergola and ample gravel borders and a rockery area. A path from the patio extends to a patio area to the side with further paved areas at the end of the garden where there is a shed. Beyond here, a path leads to a large gravel garden with pathway leading down the side of the property where there is an enclosed garden area. There is an outside power socket and a water tap in the garage.

OPEN FRONTED STORM PORCH

5'10" x 5'7" (1.78m x 1.70m)

A LARGE, OPEN FRONTED STORM PORCH WITH LIGHT POINT LEADS TO A MODERN COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

9'3" x 5'7" (2.82m x 1.70m)

With radiator, laminate floor, cloaks cupboard, plus separate cupboard housing the Glow Worm combi boiler.

OPEN PLAN LOUNGE/DINING ROOM

23'3" max x 18'8" max (7.09m max x 5.69m max)

A substantial reception room, featuring a beautifully appointed limestone fireplace with granite hearth and inset electric fire. Two radiators, laminate floor, coving to ceiling and two double glazed windows to the rear elevation.

OFFICE

14'5" x 11'1" max (4.39m x 3.38m max)

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

CONSERVATORY

10'8" x 9'2" (3.25m x 2.79m)

With double glazed windows to the rear elevation and sliding patio door leading out onto the south facing rear garden.

KITCHEN

10'11" x 8'10" (3.33m x 2.69m)

Having a range of modern shaker cabinets comprising wall cupboards, base units and drawers complemented by dark wood effect laminate work surfaces. Inset ceramic sink with drainer and chrome swan-neck mixer tap. Integrated single electric oven, Neff four ring induction hob, splashback and modern chimney extractor hood above. Integrated fridge/freezer. Laminate floor, radiator, double glazed window to the front elevation, two double glazed windows to the rear elevation and stable door leads through to the:

UTILITY

7'11" x 6'10" (2.41m x 2.08m)

Having plumbing for a washing machine. Radiator, tiled floor, obscure double glazed window to the side elevation and UPVC doors leading out onto the driveway and rear garden.

INNER HALLWAY

9'3" x 4'6" (2.82m x 1.37m)

With laminate floor, coving to ceiling and loft hatch.

MASTER BEDROOM 1

14'0" x 10'10" (4.27m x 3.30m)

A spacious double bedroom, with radiator, laminate floor, coving to ceiling and double glazed window to the side elevation.

EN SUITE

6'6" x 5'0" (1.98m x 1.52m)

Having a contemporary three piece white suite comprising a corner shower cubicle with Mira electric shower. Pedestal wash and basin with mixer tap. Low flush WC. Tiled floor, radiator, extractor fan and obscure double glazed window to the front elevation.

BEDROOM 2

11'10" x 9'11" (3.61m x 3.02m)

A second double bedroom with radiator, laminate floor, coving to ceiling and double glazed window to the front elevation.

BEDROOM 3

11'9" x 7'11" (3.58m x 2.41m)

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

SHOWER ROOM

9'4" x 5'10" (2.84m x 1.78m)

Having a contemporary three piece white suite with chrome fittings comprising a large shower enclosure. Vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Tiled floor, radiator, wall mounted cabinet, extractor fan and obscure double glazed window to the front elevation.

GOOD SIZED 1 1/2 GARAGE

17'7" max x 16'11" (5.36m max x 5.16m)

Equipped with power and light. Water tap. Housing the consumer unit and gas meter meter. Loft hatch leads to a partially boarded. Remote controlled electric up and over door. Obscure double glazed windows to each side elevation and UPVC side entrance door.

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

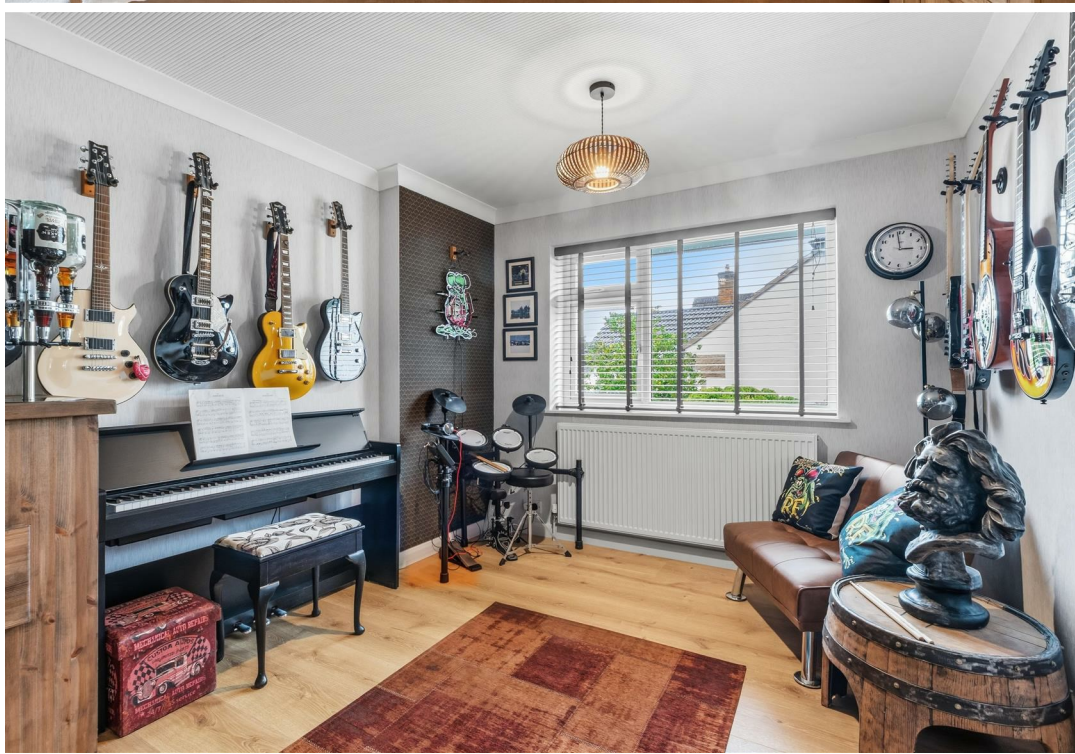
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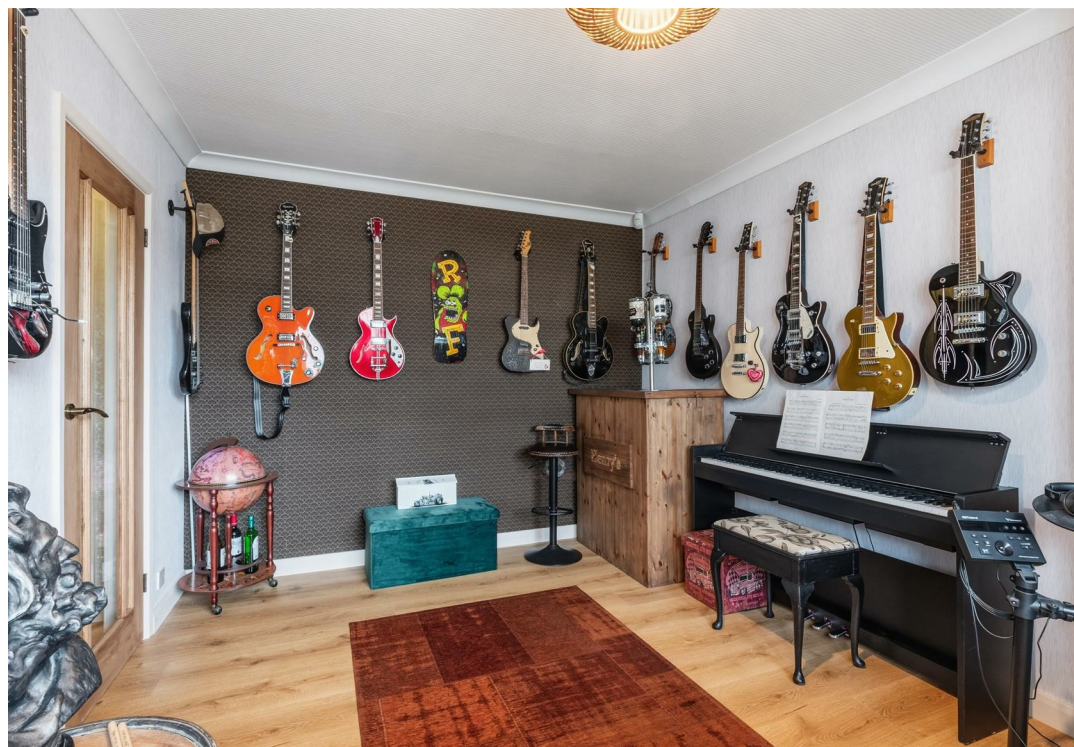








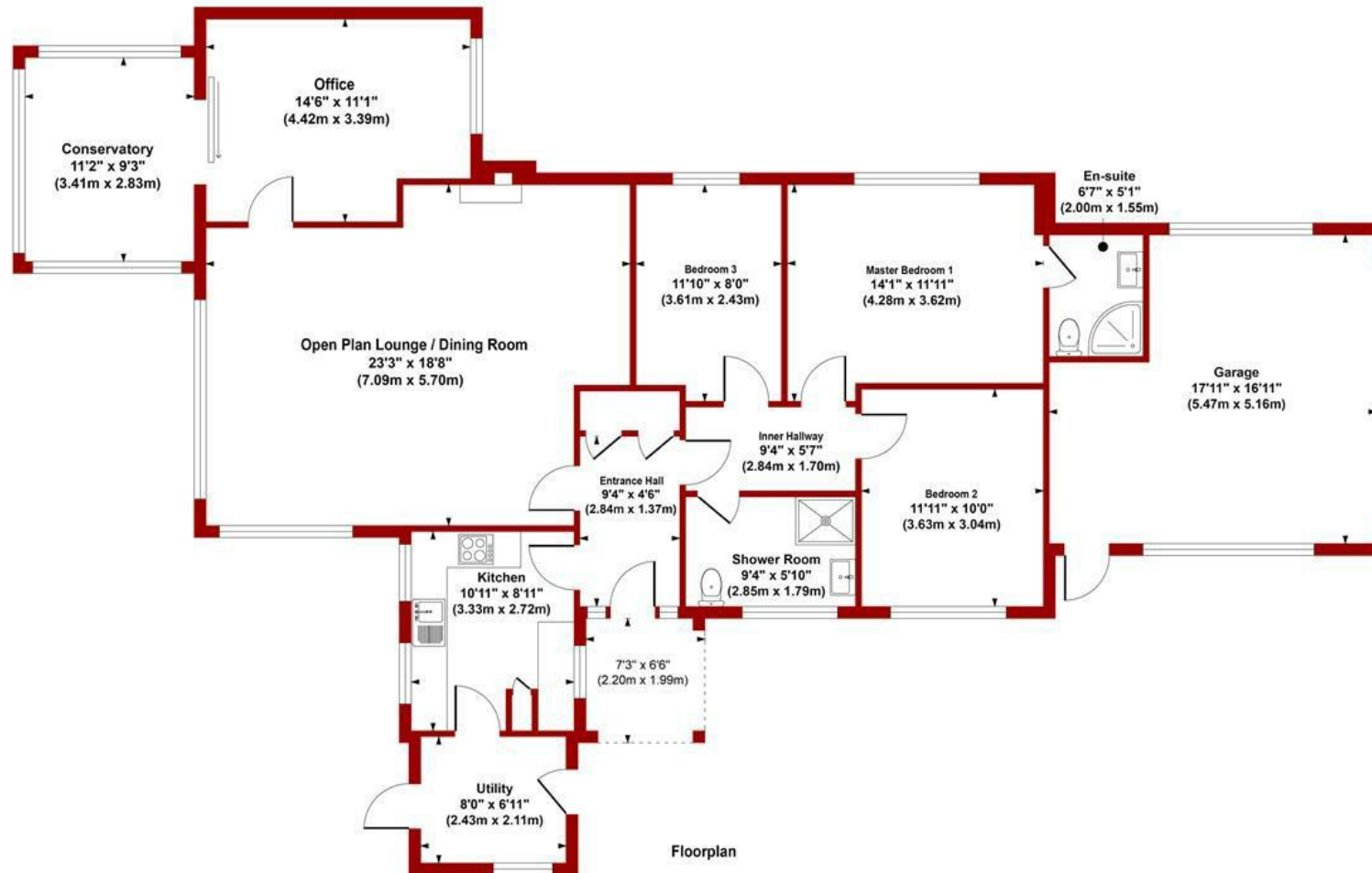




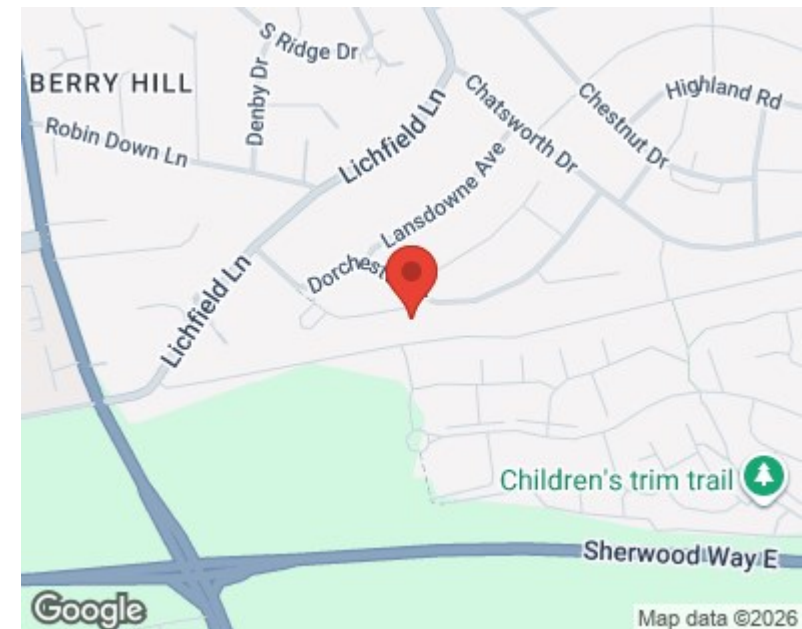
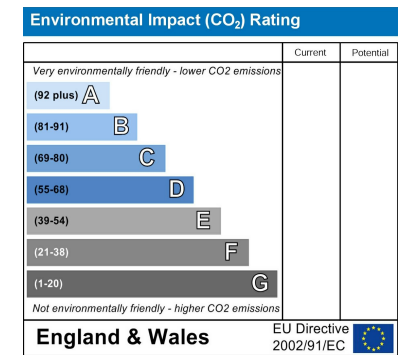
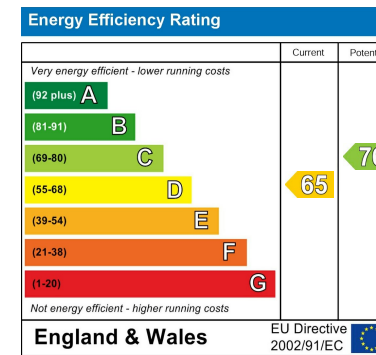




Dorchester Close, Mansfield
Approixmate Gross Internal Area
Bungalow = 1382 SQ FT/ 129 SQ M
Garage = 267 SQ FT / 25 SQ M
Total = 1649 SQ FT / 153 SQ FT



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 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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