

34 Rockcliffe Grange, Mansfield,
Nottinghamshire, NG18 4YW

£480,000

Tel: 01623 626990

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family Home
- 4 Double Bedrooms
- Large Open Plan Living/Dining/Kitchen
- Large Driveway with Ample Parking
- Fantastic Position Adjacent to Rockcliffe
- Spacious Internal Layout: 1,662 Sq Ft
- En Suite & Family Bathroom
- Underfloor Heating (Ground Floor)
- Good Sized Plot / Integral Single Garage
- Highly Regarded Suburban Location

A modern four bedroom detached family home built in 2018 by Award Winning local Developer Dukeries Homes, occupying a good sized plot with a large driveway in a highly favoured suburban location off Nottingham Road easily accessible to numerous facilities, including within walking distance to Vision West Nottinghamshire College, and good links to the M1, Mansfield and Nottingham City Centre.

The property offers a spacious internal layout extending to circa 1,662 sq ft with four double bedrooms. On the ground floor, there is an entrance hall, cloakroom/WC, utility, lounge and a large open plan family living/dining kitchen with integrated appliances, quartz worktops, an island and bi-fold doors leading out to the rear garden. The first floor galleried landing leads to a master bedroom with a dressing area and an en suite. There are three further double bedrooms and a spacious family bathroom with a bath and separate shower. Bedroom 2 and bedroom 4 both have brand new, quality fitted furniture installed in September 2026. The property has two years remaining on the Global Home Warranty, UPVC double glazing and gas central heating (underfloor heating to the ground floor and radiators to the first floor).

Overall, this is a superb opportunity to acquire a high quality, modern home in a desirable location. Internal viewing is highly recommended.

## OUTSIDE

The property is positioned at the end of a small private drive with only one other house off the main Rockcliffe Grange cul-de-sac in a fantastic position bordering to the rockcliffe which features an extensive variety of mature shrubs and trees offering a particular pleasant setting when out in the garden.

The property benefits from a large driveway frontage by modern standards providing ample off road parking for numerous vehicles leading to an integral single garage with a remote controlled electric up and over door. The front garden is laid to lawn which extends to the side where there is a fence boundary separating the front and rear gardens. To the other side of the house a gate and paved pathway leads round to the rear garden. There is a wide rear garden measuring (13.8m x 11m max), with a large paved patio, lawn, and a gravel path leads to the side of the house where there is a useful area to house a shed.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

11'1" x 6'4" (3.38m x 1.93m)
With understairs storage cupboard, porcelain tiled floor, underfloor heating and stairs to the first floor landing.

## DOWNSTAIRS WC

6'4" x 3'1" (1.93m x 0.94m)
Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Tiled floor, underfloor heating and extractor fan.

## LOUNGE

18'1" x 10'8" (5.51m x 3.25m)
A spacious reception room, with underfloor heating and three double glazed windows to the front elevation.

## OPEN PLAN LIVING/DINING/KITCHEN

30'9" x 11'9" max into dining area (9.37m x 3.58m max into dining area)
(11'0" into kitchen). A large open plan living/dining/kitchen extending across the full width of the property to the rear with bi-folding doors leading out onto the rear garden. The kitchen has a range of modern high gloss cabinets comprising wall cupboards, base units and drawers complemented by quartz work surfaces. Under mount 1 ½ bowl CDA stainless steel sink with drainer and chrome swan-neck boiling/mixer tap. Integrated Neff cooking appliances include a single oven, separate combination microwave oven, warming drawer, five ring gas hob and modern, touch screen extractor hood above. Integrated full height fridge and separate full height freezer. There is an island with further base units, quartz work surfaces and space for stools to one side underneath. Ceiling spotlights, porcelain tiled floor, underfloor heating and two double glazed windows to the rear elevation.

## UTILITY

6'8" x 5'3" (2.03m x 1.60m)
Having modern high gloss wall and base units and laminate work surfaces. Plumbing for a washing machine and space for a tumble dryer. Porcelain tiled floor, underfloor heating, two ceiling spotlights and personal door through to the integral garage.

## FIRST FLOOR GALLERIED LANDING

17'0" max x 9'0" max (5.18m max x 2.74m max)
With radiator, loft hatch and double glazed window to the front elevation.

## MASTER BEDROOM 1

16'0" max x 14'8" (4.88m max x 4.47m)
The first of four good sized double bedrooms, this spacious master bedroom benefits from a dressing area, radiator and double glazed window to the rear elevation.

## EN SUITE
8'2" x 4'10" (2.49m x 1.47m)
Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Part tiled walls, tiled floor, heated towel rail and obscure double glazed window to the rear elevation.

## BEDROOM 2
14'5" x 10'5" (4.39m x 3.18m)
A second double bedroom, having brand new fitted wardrobes, a dressing table and ten drawers. Radiator and two double glazed windows to the rear elevation.

## BEDROOM 3
12'11" x 10'5" (3.94m x 3.18m)
A third double bedroom, with radiator and double glazed window to the front elevation.

## BEDROOM 4
11'3" x 10'7" (3.43m x 3.23m)
A fourth double bedroom, having brand new fitted wardrobes, a central dressing table and six drawers. Radiator and three double glazed windows to the front elevation.

## FAMILY BATHROOM
9'10" x 8'0" (3.00m x 2.44m)
Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap. Separate tiled shower enclosure with rainfall shower plus additional shower handset. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Five ceiling spotlights, porcelain tiled floor, majority tiled walls to three walls, heated towel rail and extractor fan.

## INTEGRAL SINGLE GARAGE
19'0" x 9'9" (5.79m x 2.97m)
Equipped with power and light. Housing the consumer unit and gas central heating boiler. Remote controlled electric Hormann garage door. Personal door leading into the utility.

## VIEWING DETAILS
Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith on 07817-283-521.

## TENURE DETAILS
The property is freehold with vacant possession upon completion.

## SERVICES DETAILS
All mains services are connected.

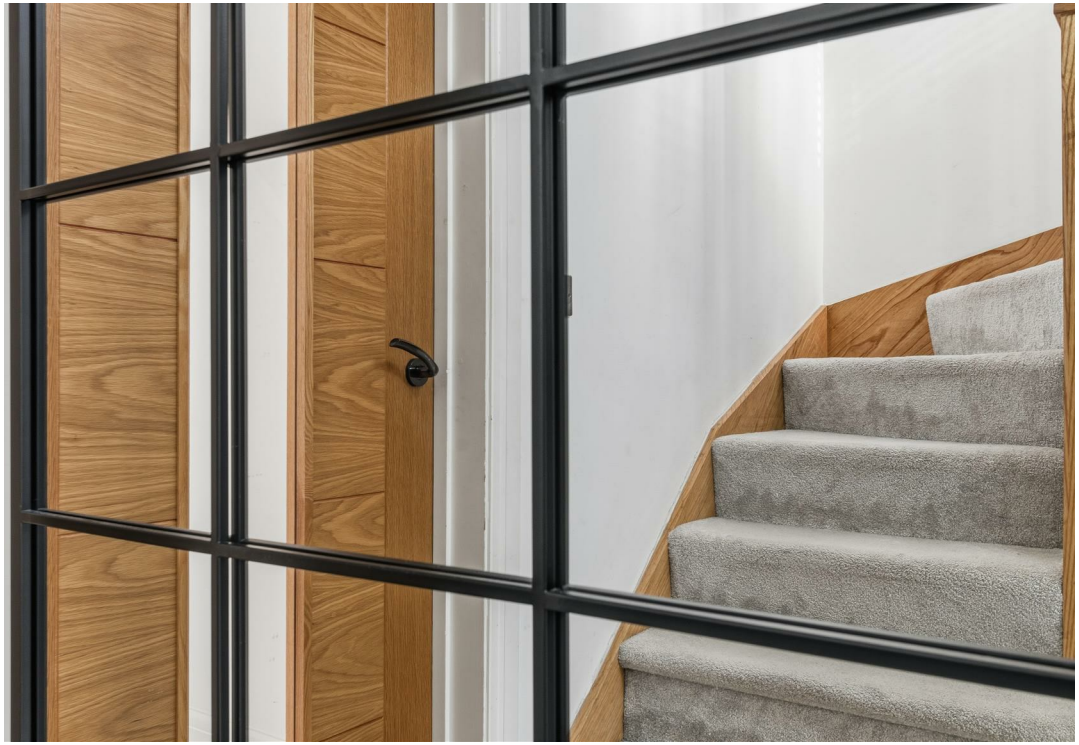
## MORTGAGE ADVICE
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

## 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.
































HOOVER














PRADA









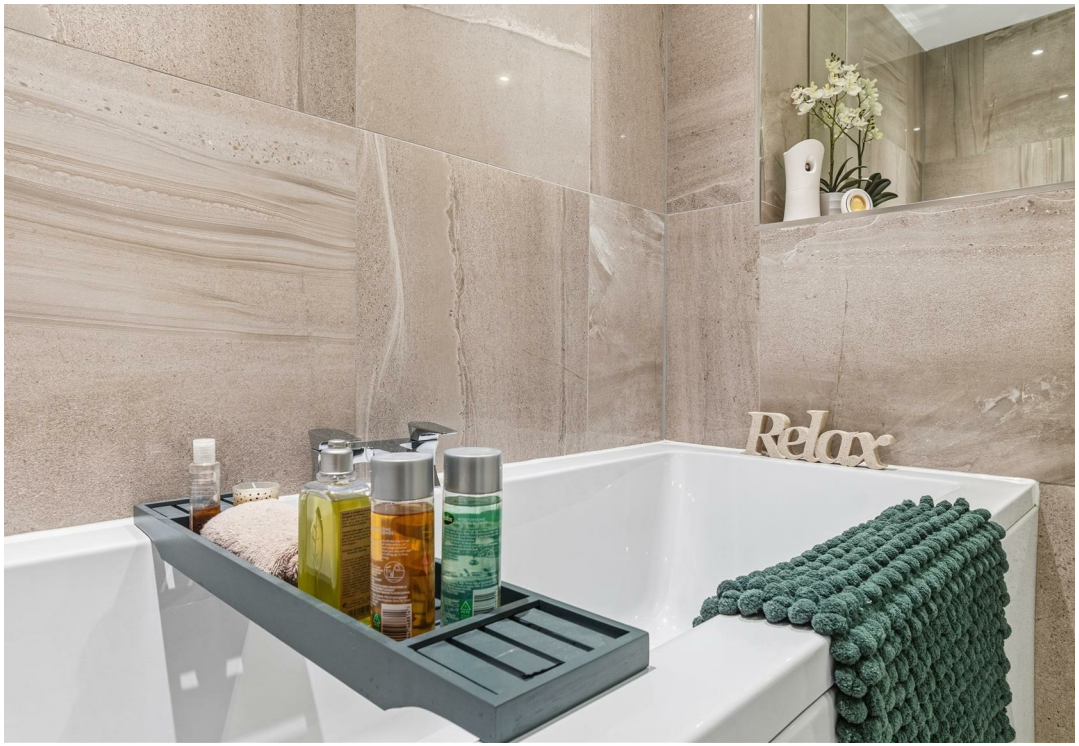







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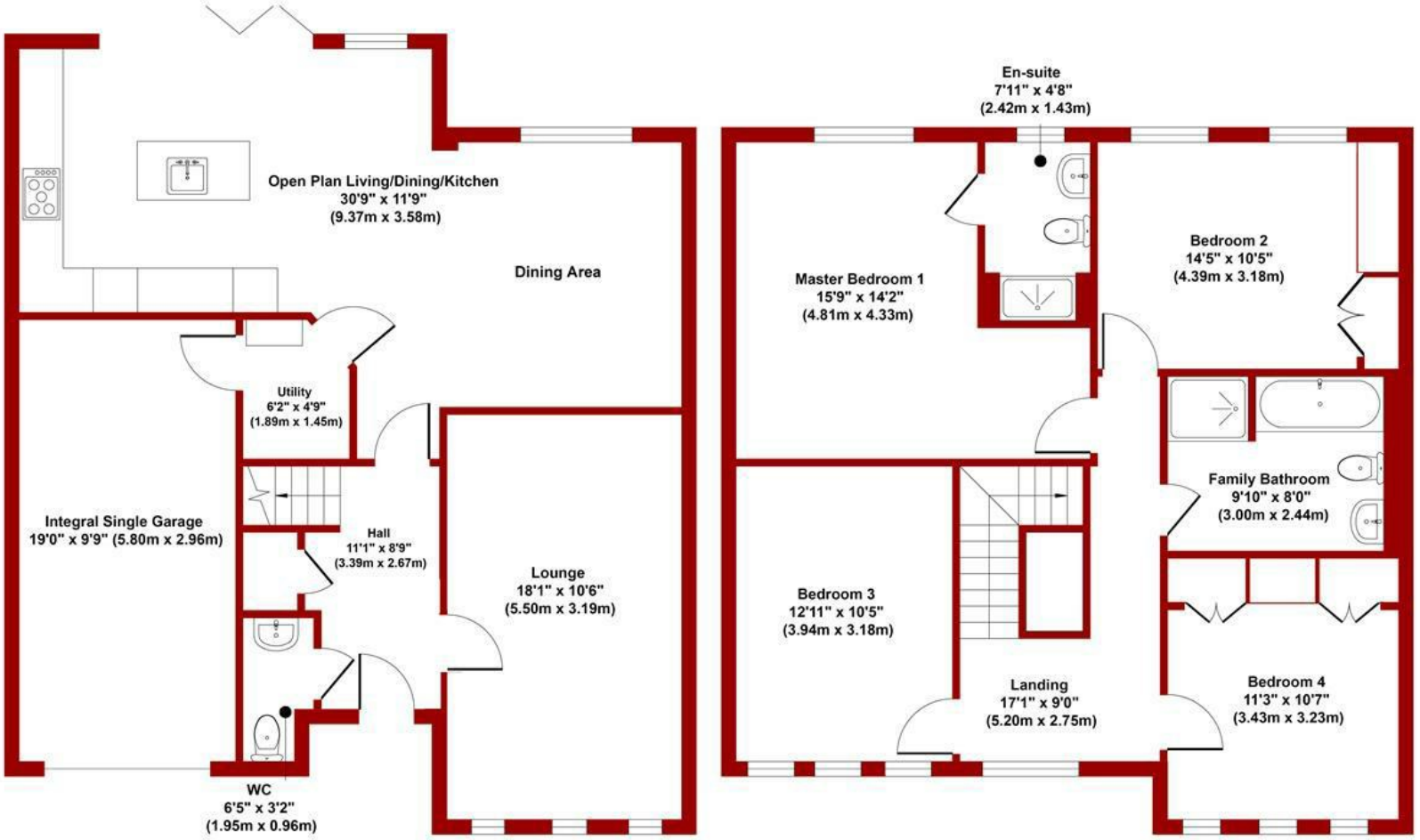






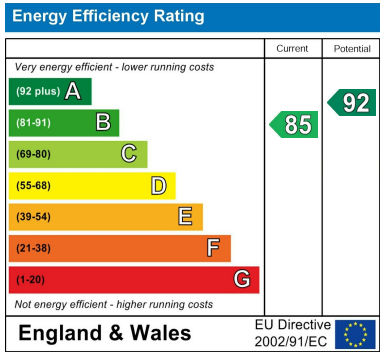


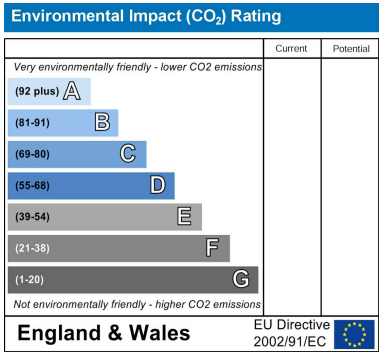
# Rockcliffe Grange, Mansfield
## Approximate Gross Internal Area
## Main House = 1662 SQ FT / 154 SQ M
## Integral Single Garage = 185 SQ FT / 17 SQ M
## Total = 1847 SQ FT / 171 SQ M

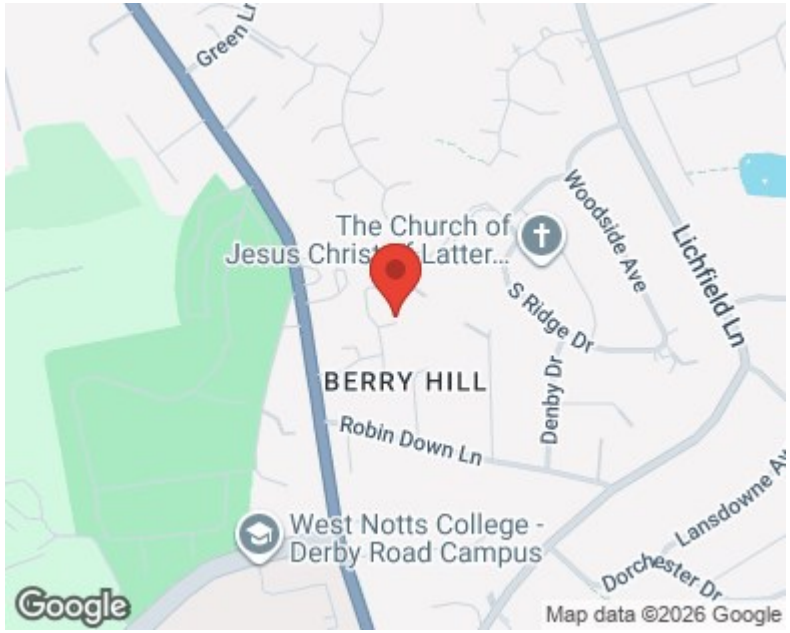



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors windows, appliances and other features are approximate only






*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

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