



**41 Parkland Close, Mansfield,  
Nottinghamshire, NG18 4PP**

**£485,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- En Suite & Bathroom
- Kitchen & Conservatory
- Double Garage
- Wonderful Private Rear Garden
- Three Bedrooms
- Two Dual Aspect Reception Rooms
- Substantial Block Paved Driveway
- Good Sized Plot (0.197 Acres)
- Highly Regarded Berry Hill Location

We have the privilege of offering to the market this three bedroom detached bungalow occupying a most delightful plot extending to circa 0.197 of an acre with a wonderful, private, rear garden.

The property boasts a spacious and comfortable internal layout of accommodation presented in excellent condition throughout with UPVC double glazing and gas central heating from a combi boiler.

The living accommodation comprises an entrance porch, entrance hall with two built-in cupboards, dual aspect lounge, separate dual aspect dining room/office, kitchen/breakfast room with island and granite work surfaces, conservatory, master bedroom with extensive fitted wardrobes and an en suite, two further bedrooms and a bathroom with a bath and separate shower.

## OUTSIDE

Parkland Close is one of Berry Hill's most sought after locations and number 41 occupies a good sized triangular shaped plot extending to circa 0.197 of an acre. The property stands well back from the close approached by a substantial block paved driveway which provides ample off road parking and a double garage with a remote controlled electric up and over door. There is a lawned front garden area and a gate leading to a useful hardstanding area for bins to the side with a further gate leading to the rear garden. To the rear of the property, there is a beautifully appointed garden, exceptionally well maintained to a high standard and enjoys excellent privacy. There is a raised sandstone patio area off the conservatory with step leading down to a path with gravel borders leading to a further large sandstone patio area with extensive gravel area beyond. The sandstone and gravel path continues across the rear of the property which leads to a raised patio immediately in front of a summerhouse with light point with further paving and gravel to the other side of the summerhouse. There is a large lawn enclosed on all sides by mature shrubs and trees which gives the garden privacy and a peaceful setting.

A UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE PORCH

6'8" x 5'11" (2.03m x 1.80m)

A UPVC entrance porch with double glazed window to the front elevation. Connecting UPVC double glazed door provides access through to the:

## ENTRANCE HALL

17'10" x 9'3" (5.44m x 2.82m)

With a good sized built-in storage cupboard with shelving, separate built-in cloaks cupboard, radiator, coving to ceiling, laminate flooring and loft hatch.

## LOUNGE

17'4" x 11'10" (5.28m x 3.61m)

The first of two dual aspect reception rooms having a modern coal effect gas fire with stone effect surround and hearth. Two radiators, coving to ceiling, wood flooring, double glazed window to the front elevation, French doors leading out onto the rear garden and double doors opening to:

## DINING ROOM/OFFICE

17'4" x 8'10" (5.28m x 2.69m)

Having a modern pebble effect electric fire with hearth and surround. Two radiators, coving to ceiling, wood flooring and double glazed windows to the front and rear elevations.

## KITCHEN/BREAKFAST ROOM

13'9" max x 11'10" (4.19m max x 3.61m)

Having shaker cabinets complemented by modern chrome handles comprising wall cupboards with under lighting, base units and drawers with granite work surfaces over. Inset 1 ½ bowl ceramic sink and drainer with chrome mixer tap and tiled splashbacks. There is an island bar with further drawers and granite work surfaces. Large stainless steel cooking range incorporating a six ring gas burner with stainless steel splashback and stainless steel extractor hood. Integrated dishwasher. Plumbing and space for a washing machine. Tiled floor, radiator, coving to ceiling, space for an American style fridge/freezer and double glazed window to the rear elevation. Open plan to:

## CONSERVATORY

9'3" x 9'1" (2.82m x 2.77m)

With tiled floor and French doors leading out onto the rear garden.

## MASTER BEDROOM 1

12'9" x 10'11" max into wardrobes (3.89m x 3.33m max into wardrobes)

Having extensive fitted wardrobes across one wall with hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the side elevation. With fitted wardrobes having matching drawers, coving to ceiling, radiator, double glazed window to the rear elevation.

## EN SUITE

9'3" x 3'6" (2.82m x 1.07m)

Having a tiled shower cubicle. Pedestal wash hand basin with tiled splashbacks. Low flush WC. Chrome heated towel rail, ceiling spotlights, half tiled walls and extractor fan.

## BEDROOM 2

11'11" x 9'11" (3.63m x 3.02m)

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

### **BEDROOM 3**

11'6" x 8'4" (3.51m x 2.54m)

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

### **BATHROOM**

9'2" x 7'8" (2.79m x 2.34m)

Having a four piece white suite comprising a corner bath with shower attachment. Separate tiled shower cubicle. Pedestal wash hand basin. Low flush WC. Heated towel rail, fully tiled walls and floor and two obscure double glazed windows to the side elevation.

### **DOUBLE GARAGE**

19'7" max x 19'3" (5.97m max x 5.87m)

With remote controlled electric Hormann door and separate UPVC door.

### **SUMMERHOUSE**

10'10" x 10'9" (3.30m x 3.28m)

With light point.

### **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.

















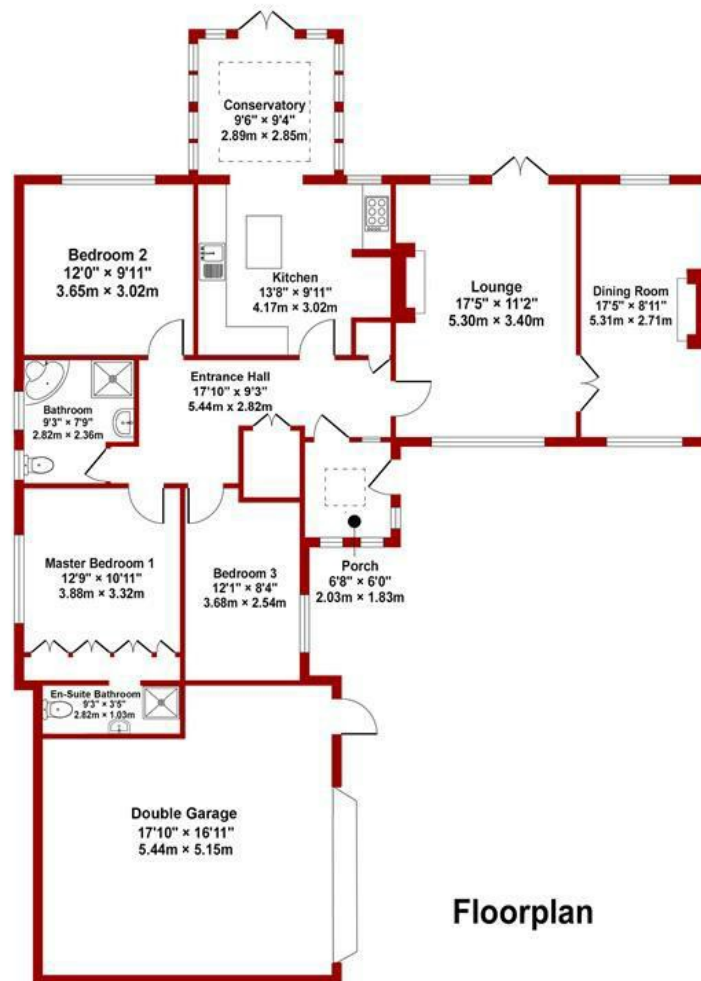








**Parkland Close, Mansfield**  
**Approximate Gross Internal Area**  
**Bungalow = 1245 SQ FT / 116 SQ M**  
**Double Garage = 302 SQ FT / 28 SQ M**  
**Total = 1547 SQ FT / 144 SQ M**



**Floorplan**

**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		
	66	73
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
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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