



260 Nottingham Road, Mansfield,
Nottinghamshire, NG18 4SH

Guide Price £450,000

Tel: 01623 626990

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

- Detached Chalet Bungalow Built c.1923
- Lounge & Separate Dining Room
- Kitchen/Breakfast Room & Utility
- Wonderful South West Facing Rear Garden
- Extensive Block Paved Driveway
- 4 Double Bedrooms
- Modern Bathroom & Shower Room
- Large Double Plot (0.228 Acres)
- Good Sized Detached Garage
- Highly Regarded Suburban Location

A double fronted, four bedroom detached chalet bungalow occupying a large, double plot extending to circa 0.228 of an acre with a wonderful, south west facing, landscaped rear garden.

The property was built c.1923 and offers a spacious and versatile layout of living accommodation arranged over two floors with the benefit of gas central heating (combi boiler), an alarm system and UPVC double glazing to include sound proof windows to the front elevation.

The property is presented in immaculate condition throughout with high ceilings and traditional internal oak doors. The living accommodation comprises an entrance hall, two double bedrooms, a modern shower room, lounge, dining room with pantry/store, modern kitchen/breakfast room, utility room and a downstairs WC. The first floor landing leads to two further double bedrooms and a bathroom.

OUTSIDE

The property is located in a highly desirable suburban location on Nottingham Road within walking distance to a wealth of excellent local facilities and High Oakham Primary School. The property stands back from the road behind a conifer boundary frontage and occupies a superb, double plot extending to circa 0.228 of an acre. There is a gravel and extensive block paved driveway extending across the front of the property providing off road parking for numerous vehicles, and double gates lead through to the side garden where there is further car standing space. The front garden is laid to gravel and there is further block paved driveway to the other side of the property where a 3.5m wide driveway leads to a detached garage/workshop with a remote controlled electric up and over door. A doorway at the end of the driveway provides access to the utility room. To the rear of the property, there is a wonderful, beautifully appointed south west facing garden featuring a paved patio directly off the kitchen beneath a pergola adjacent to a stone built raised flowerbed. Beyond here, there is a low retaining rendered walled boundary with railings above. Three wide steps to the side lead up to a sandstone patio and block paved path providing access to the garage and beyond where there is a further paved area. Beyond here a retaining stone walled boundary with winding steps lead up to a large terrace garden laid to sandstone paving offering a lovely raised seating space with three raised flowerbeds, a rockery, water feature and a summerhouse which has power and light and a decked area immediately outside. From here, feature pedestrian gates open onto a winding sleeper and cobbled pathway which extends across the full width of the plot to the other side where there is a pond and borders

with shrubs and an apple tree. The path takes you back round to the main central portion of the garden which is laid to lawn and includes mature shrubs and trees, including a silver birch and further borders. A pergola takes you to a slate chippings pathway leading back to the property as well as to the side of the property where there is a large garden area with greenhouse, further plants and shrubs and a paved patio driveway.

AN OPEN FRONTED STORM PORCH WITH ORIGINAL TILED FLOOR LEADS TO A TRADITIONAL STYLE COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

14'5" x 10'8" max (4.39m x 3.25m max)
(3'11" min). With radiator and original coving to ceiling.

LOUNGE

14'11" x 14'1" (4.55m x 4.29m)
Having a stone fireplace with inset coal effect electric fire with granite hearth. Built-in window seat with meter cupboards beneath. Radiator, original coving to ceiling and large sound proof double glazed bay window to the front elevation and two double glazed windows to the side elevation either side of the fireplace.

DINING ROOM

13'3" max x 10'11" (4.04m max x 3.33m)
With oak floor, radiator, coving to ceiling, understairs storage cupboard, double glazed window to the side elevation and stairs to the first floor landing. Double doors open to the lounge. Double doors open to:

PANTRY/STORE

5'3" x 3'5" (1.60m x 1.04m)
With oak floor and double glazed window to the side elevation.

KITCHEN/BREAKFAST ROOM

25'11" x 8'6" (7.90m x 2.59m)
Having a range of modern cabinets in contrasting colours with brushed chrome handles comprising wall cupboards with gull wing soft closing doors, base units and drawers including pan drawers and cutlery drawers complemented by ample work surfaces. Inset 1 1/2 bowl sink with drainer and chrome swan-neck mixer tap. Integrated Bosch cooking appliances include a double oven, five ring induction hob and extractor hood above. Integrated dishwasher. Radiator, vertical radiator, coving to ceiling, Amtico LVT flooring, ample ceiling spotlights, double glazed window to the rear elevation and large double glazed aluminium sliding patio door leading out onto the rear garden.

UTILITY

12'3" x 10'2" max (3.73m x 3.10m max)
A continuation from the kitchen, having wall and base units, work surfaces and an inset sink with drainer and chrome swan-neck mixer tap. Space for a large American fridge/freezer.

Plumbing and space for both a washing machine and tumble dryer positioned at work height level. Chrome heated towel rail, Amtico LVT flooring, cupboard housing the Worcester Bosch combi boiler. Composite side entrance door to driveway and separate composite door leading out onto the rear garden.

DOWNSTAIRS WC

4'11" x 2'8" (1.50m x 0.81m)

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. Half tiled walls, tiled floor, radiator, two ceiling spotlights and obscure double glazed window to the rear elevation.

BEDROOM 1

16'5" into bay x 11'11" (5.00m into bay x 3.63m)

A spacious double bedroom, with original coving to ceiling, two radiators, large sound proof double glazed bay window to the front elevation and fire escape double glazed window to the side elevation.

BEDROOM 2

10'11" x 10'10" (3.33m x 3.30m)

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

SHOWER ROOM

7'3" x 6'3" (2.21m x 1.91m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle with remote controlled shower. Wall hung wash hand basin with swan-neck mixer tap and two storage drawers beneath. Low flush WC with enclosed cistern. Tiled walls, tiled floor, chrome dual heated or electric towel rail, extractor fan, four ceiling spotlights plus feature spotlights.

FIRST FLOOR LANDING

With four ceiling spotlights and airing cupboard (4'2" x 3'7").

BEDROOM 3

15'4" x 11'11" max (4.67m x 3.63m max)

A spacious third double bedroom, with radiator, ample ceiling spotlights, velux roof window to the rear elevation and double glazed dormer window to the front elevation.

BEDROOM 4

15'3" x 10'0" (4.65m x 3.05m)

A fourth double bedroom, having a built-in wardrobe (4'7" x 3'5"), radiator, velux roof window to the rear elevation and double glazed dormer window to the front elevation.

BATHROOM

7'5" x 7'5" (2.26m x 2.26m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower over. Vanity unit with wash hand basin with mixer tap and storage cupboards to the side and beneath. Low flush WC with enclosed cistern. Chrome heated and electric towel rail, tiled effect vinyl tiled floor, tiled walls, six ceiling spotlights, extractor fan and velux roof window to the rear elevation.

GARAGE

23'11" x 10'1" (7.29m x 3.07m)

Equipped with power and light. Workshop bench, remote controlled electric up and over door, two double glazed windows to the side elevation, obscure double glazed window to the rear elevation and side entrance door.

SUMMERHOUSE

7'11" x 4'4" (2.41m x 1.32m)

With power points, four ceiling spotlights, window to the front entrance door and stable 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

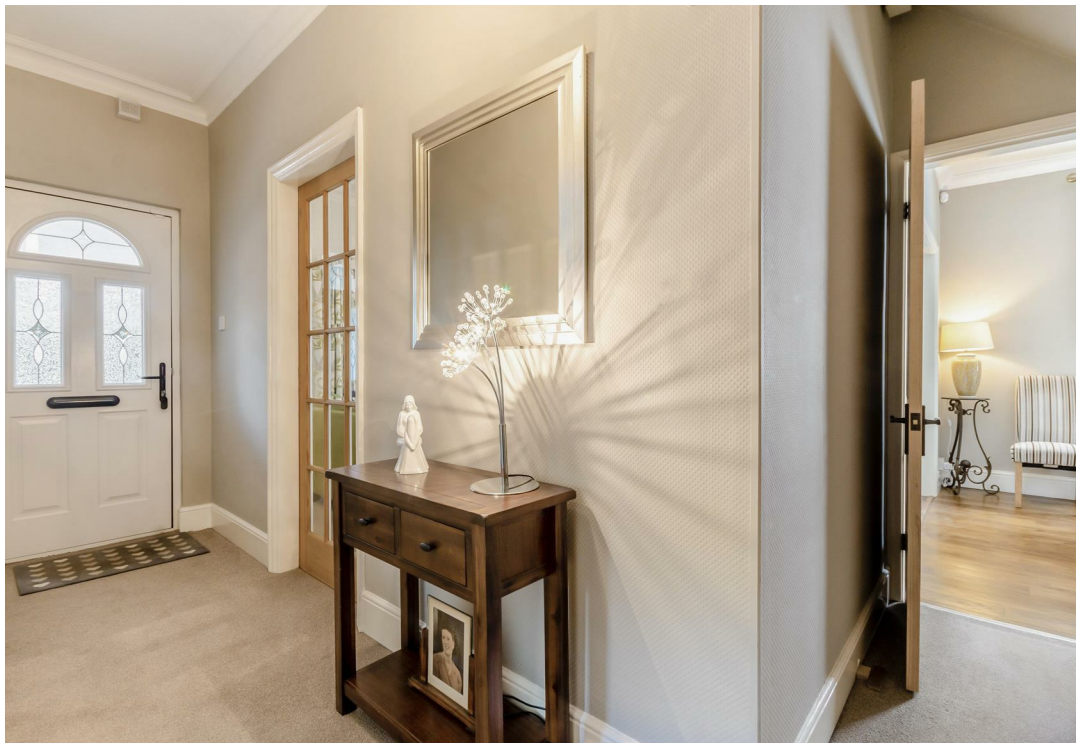
All mains services are connected.

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

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.















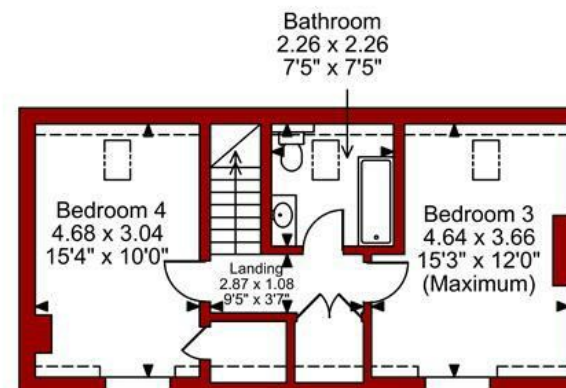
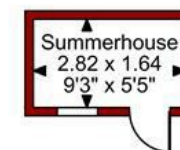
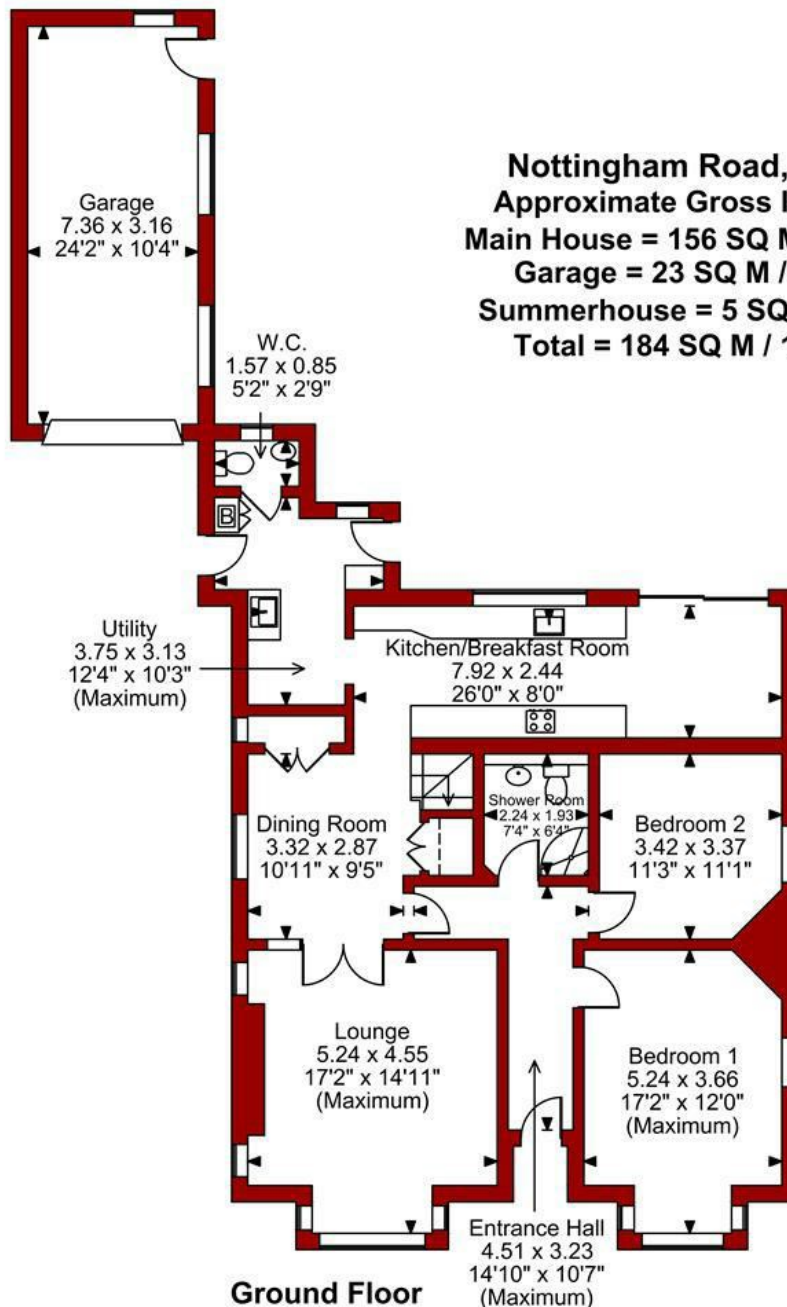












FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

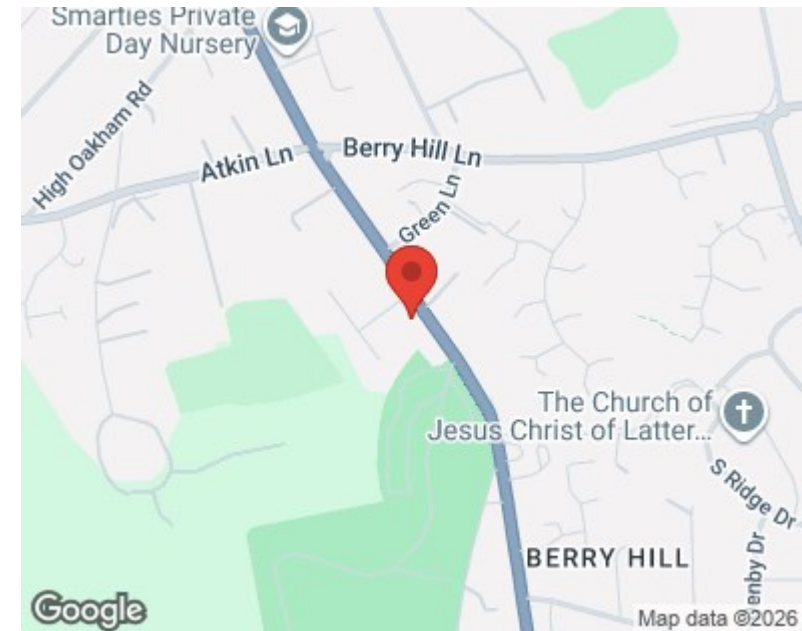
The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height



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		
	61	72
England & Wales		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		
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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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

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