

## Holme Leigh, 11 Washington Drive, Mansfield, Nottinghamshire, NG18 5GP

**Offers Over £300,000**

Tel: 01623 626990

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached House
- 4/5 Bedrooms
- 2 Reception Rooms
- Low Maintenance Landscaped Garden
- Desirable Suburban Cul-De-Sac
- Improved Internally & Externally
- En Suite & Family Bathroom
- Modern Kitchen/Integrated Appliances
- Triple Width Driveway Frontage
- Viewing Highly Recommended

A modern four/five bedroom detached house presented in immaculate condition throughout with a beautifully appointed landscaped rear garden.

The property was built in the early 1990s with only two previous owners. Our clients have modernised and improved the house both internally and externally to a high standard to include a garage conversion completed in 2020 and a superb low maintenance, landscaped rear garden.

The living accommodation comprises an entrance hall, downstairs WC, family room, lounge, dining room and a modern kitchen with integrated appliances. The first floor landing leads to a master bedroom with fitted wardrobes and an en suite. There are four further bedrooms and a modern family bathroom. The property benefits from internal oak doors, UPVC double glazing and gas central heating.

## OUTSIDE

Washington Drive is a cul-de-sac of modern detached houses in a desirable suburban area within easy reach of local amenities. Externally, there is a triple width patterned concrete driveway frontage providing off road parking for three cars. A gate leads to a paved pathway to the side of the house with further gate at the end giving access to the rear garden. To the rear of the property, there is a beautifully appointed, low maintenance, landscaped garden featuring a substantial composite decked patio and a large adjoining shed with power and light. Three wide central sleeper steps lead up to a further decked patio with raised flowerbeds on each side with mature plants and shrubs. Beyond here, steps lead to a third decked patio which extends across the full width of the garden. There is a shed (9'11" x 7'8") with power and light, which is available to purchase by separate negotiation. There are outside power sockets, solar lights and an outside tap.

A TRADITIONAL STYLE COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

18'9" max x 4'1" (5.72m max x 1.24m)
With radiator, laminate floor and stairs to the first floor landing.

## DOWNSTAIRS WC

5'11" x 4'11" (1.80m x 1.50m)
Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and tiled splashbacks. LVT flooring, obscure double glazed window to the side elevation and built-in storage cupboard.

## LOUNGE

13'3" x 11'8" (4.04m x 3.56m)
Having a traditional fireplace with inset coal effect gas fire with marble hearth. Vertical radiator, coving to ceiling and double glazed window to the rear elevation. Open plan to:

## DINING ROOM

12'5" into bay x 9'4" (3.78m into bay x 2.84m)
With vertical radiator, laminate floor, coving to ceiling and French doors leading out onto the rear garden.

## BEDROOM 5

16'11" x 7'9" (5.16m x 2.36m)
With vertical chrome radiator, six ceiling spotlights, cupboard housing gas central heating boiler and double glazed window to the front elevation.

## KITCHEN

12'1" x 8'6" (3.68m x 2.59m)
Having a range of modern high gloss handleless cabinets comprising wall cupboards with under lighting, base units and drawers complemented by with wood style work surfaces with matching upstands. Under mount stainless steel sink with chrome insinkerator hot water/mixer tap. Integrated Neff cooking appliances including a single oven, separate combination microwave oven and a four ring induction hob with modern extractor hood above. Integrated fridge/freezer, wine cooler and dishwasher. LVT flooring, radiator, six ceiling spotlights and double glazed window to the front elevation.

## FIRST FLOOR LANDING

With airing cupboard housing the hot water cylinder. Radiator and loft hatch with ladder attached.

## MASTER BEDROOM 1

14'9" x 10'10" (4.50m x 3.30m)
Having a double and single fitted wardrobe with hanging rails and shelving. Radiator and three double glazed windows to the front elevation.

## EN SUITE

7'7" x 6'4" (2.31m x 1.93m)
Having a tiled shower cubicle with electric shower. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Radiator, tiled walls, ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

## BEDROOM 2
12'5" x 7'11" (3.78m x 2.41m)
Having a two sets of double fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

## BEDROOM 3
10'4" x 6'5" (3.15m x 1.96m)
(Plus door reveal 3'0" x 2'0"). With radiator, coving to ceiling and double glazed window to the front elevation.

## BEDROOM 4
7'1" x 6'7" (2.16m x 2.01m)
With radiator and double glazed window to the rear elevation.

## FAMILY BATHROOM
8'6" x 5'2" (2.59m x 1.57m)
Having a modern three piece white suite with chrome taps comprising a panelled bath with mixer tap. Pedestal wash hand basin with mixer tap. There is a fitted cabinet above the sink with two inset spotlights, a mirror fronted door and shelving to the side. Low flush WC. Chrome heated towel rail, part tiled walls, extractor fan and obscure double glazed window to the side elevation.

## ADJOINING SHED
21'2" x 4'10" max (6.45m x 1.47m max)
(Narrows to 3'0"). With power and light points.

## 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.






















IT'S 5 O'CLOCK
SOMEWHERE


EGGS

































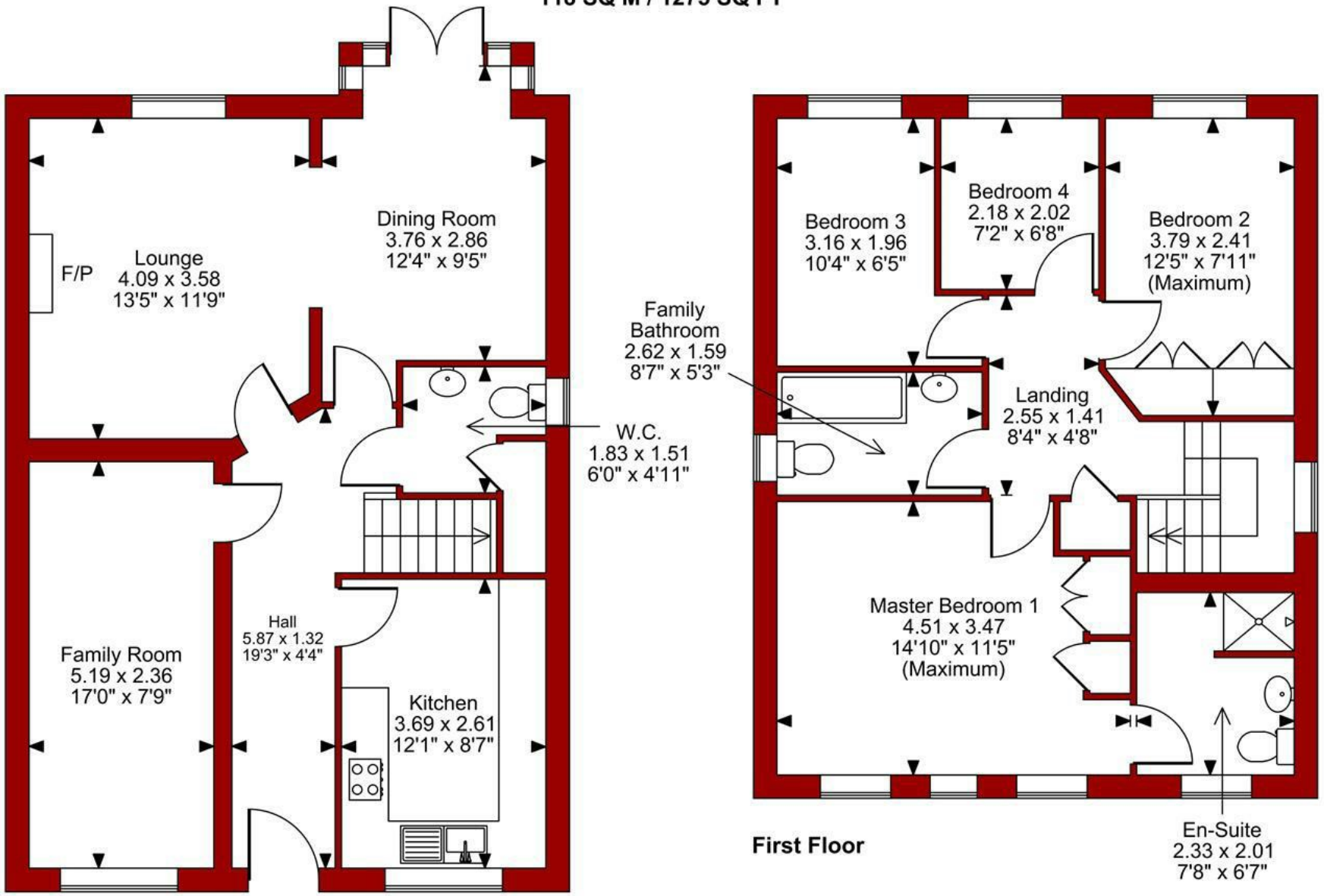








**Washington Drive, Mansfield**
**Approximate Gross Internal Area**
**118 SQ M / 1275 SQ FT**



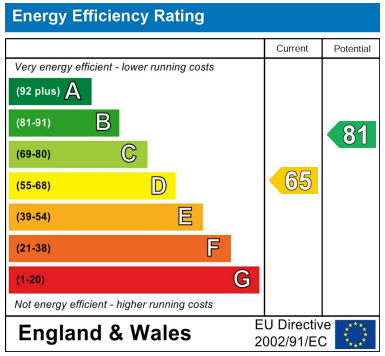

**Ground Floor**

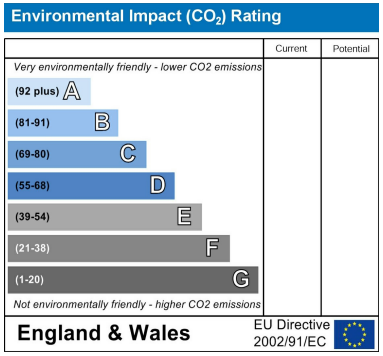
**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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









*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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