

19 Rufford Road, Edwinstowe, Mansfield, Nottinghamshire, NG21 9HX

Offers Over £300,000

Tel: 01623 626990

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Extended Semi Detached Family House
- 3 Bedrooms & Modern Bathroom
- Separate Lounge & Conservatory
- Desirable Village Location
- Large L-Shaped Plot (0.29 Acres)
- Beautifully Appointed Throughout
- Open Plan Living/Study/Kitchen
- Vaulted Kitchen/Breakfast Room & Utility
- Extensive Block Paved Driveway
- Very Large Rear Garden!

A traditional and extended three bedroom semi detached family house built in the 1930s, occupying a superb, large, L-shaped plot extending to circa 0.29 of an acre in a desirable village location within easy reach of local amenities and the transport network.

The property is beautifully appointed throughout and presented in immaculate condition providing a first class family home of high calibre with modern and contemporary fixtures and fittings and herringbone parquet flooring to the entrance hall, lounge and open plan sitting room.

The property provides a spacious internal layout extending to approximately 1,397 sq ft comprising on the ground floor; entrance hall, downstairs WC, separate bay fronted lounge, a fantastic open plan living space extending across the full width of the house to include a central study area, sitting room with multi fuel stove/log burner, kitchen/breakfast room with 3.2m vaulted ceiling, conservatory and a utility. The first floor landing leads to three bedrooms and a modern family bathroom. The property benefits from a boarded loft, UPVC double glazing and gas central heating from a combi boiler.

We are anticipating a high level of early interest and on that basis internal viewing is highly recommended.

OUTSIDE

The property occupies a large plot extending to circa 0.29 of an acre, positioned on the desirable Rufford Road towards the southern edge of the village which has a range of high value homes.

The property stands well back from the road behind a hedgerow boundary frontage and accessed via a farm gate entrance. There is an extensive block paved driveway with turning space providing off road parking for numerous vehicles. There is a gravel area, raised beds and further established hedgerow boundaries to both sides. A side gate provides access to the rear garden.

To the rear of the property, there is wonderful, established and very large L-shaped garden. There is a block paved patio which wraps around the conservatory, a gravel area and raised decked patio enjoying lovely views of the garden. There are extensive lawns, a pond, and a pathway leads to an outhouse store and greenhouse situated at the end of the garden. There are ample deep borders with a variety of mature shrubs and trees offering a good degree of privacy throughout the garden.

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

ENTRANCE HALL

13'6" x 7'4" (4.11m x 2.24m)
With concealed radiator, herringbone parquet flooring, obscure double glazed window to the side elevation, obscure double glazed window slit feature to the front elevation, fitted lower level cupboard and stairs to the first floor landing.

DOWNSTAIRS WC

5'0" x 2'7" (1.52m x 0.79m)
Having a low flush WC. Wash hand basin with chrome mixer tap. Radiator, tiled floor feature and obscure double glazed window to the side elevation.

LOUNGE

15'10" into bay x 12'2" (4.83m into bay x 3.71m)
With open fireplace feature, herringbone parquet flooring, coving to ceiling and large double glazed bay window to the front elevation.

OPEN STUDY AREA

7'4" x 6'6" (2.24m x 1.98m)
A central open plan study area leading to the sitting room on the left and kitchen/breakfast room on the right. With laminate floor and vertical radiator,

OPEN PLAN SITTING ROOM

15'2" into bay x 12'3" (4.62m into bay x 3.73m)
Having a multi fuel stove, herringbone parquet flooring, radiator, coving to ceiling, picture rail, double glazed windows and French doors to the rear elevation leading out onto the rear garden.

OPEN PLAN KITCHEN/BREAKFAST ROOM

15'5" x 9'6" (4.70m x 2.90m)
A light filled open plan kitchen/breakfast room with 3.2m vaulted ceiling. There are a range of contemporary shaker cabinets comprising wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap with contemporary tiled splashbacks. Integrated Neff cooking appliances include a double oven, four ring gas hob and stainless steel extractor hood above. Integrated Siemens dishwasher. Space for a fridge. Laminate floor, radiator, coving to ceiling, ample ceiling spotlights, two large velux roof windows to the side elevation, large velux roof window and double glazed window to the front elevation, UPVC side entrance door and French doors leading through to:

CONSERVATORY

16'6" x 11'4" (5.03m x 3.45m)
With radiator, tiled floor and French doors leading out onto the rear garden.

UTILITY
7'11" x 6'7" (2.41m x 2.01m)
Having base units, work surfaces and an inset stainless steel sink with drainer and mixer tap. Tiled walls, plumbing for a washing machine and space for a fridge/freezer. Loft hatch and tiled floor.

FIRST FLOOR LANDING
7'10" x 7'5" (2.39m x 2.26m)
With coving to ceiling and obscure double glazed window to the side elevation.

BEDROOM 1
12'2" x 12'2" (3.71m x 3.71m)
With radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 2
12'2" x 10'6" (3.71m x 3.20m)
Having fitted wardrobes with hanging rails and shelving and sliding doors. Radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 3
7'11" x 7'6" (2.41m x 2.29m)
With radiator, loft hatch leads to a boarded loft which houses the combi boiler. Double glazed window to the front elevation.

FAMILY BATHROOM
7'5" x 6'7" (2.26m x 2.01m)
Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and rainfall shower over, plus additional shower handset. Wall hung vanity unit with wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Part panelled walls, tiled floor, recess shelving, radiator with fitted chrome towel holder, five ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

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.


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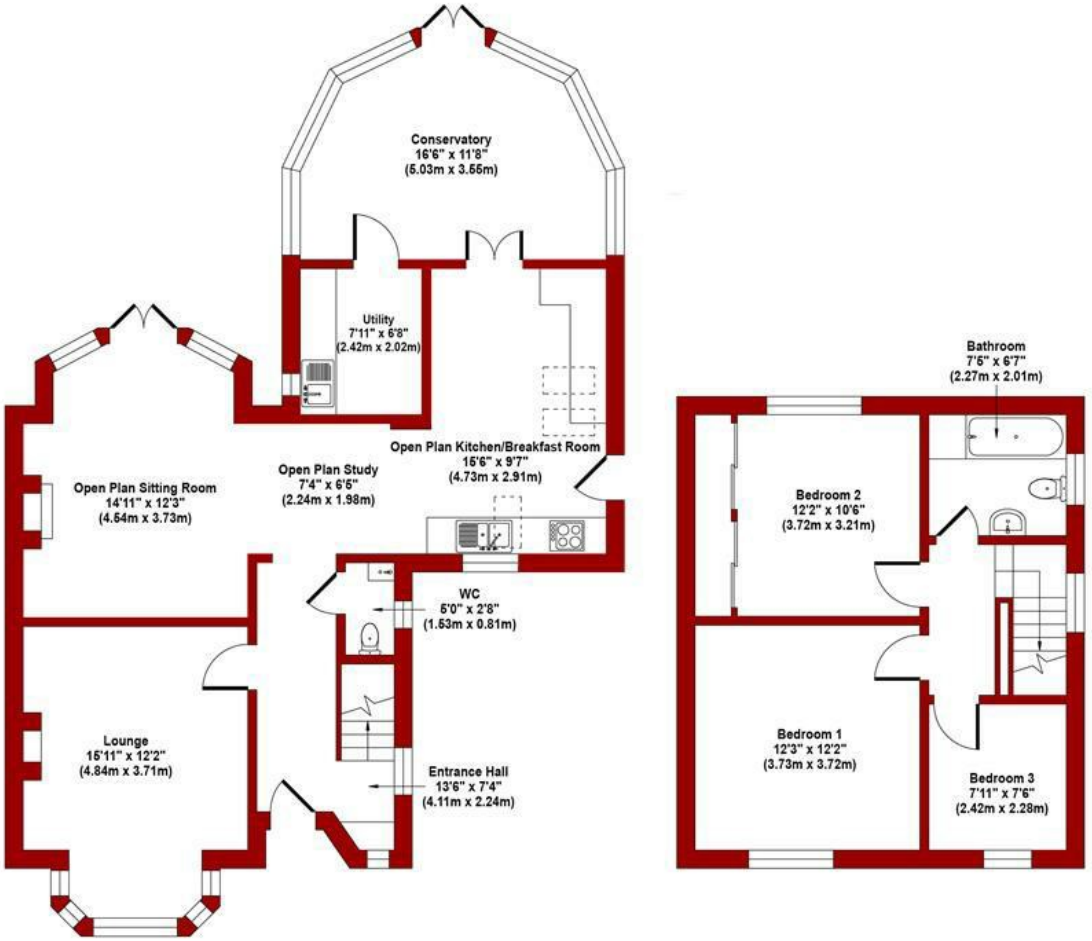






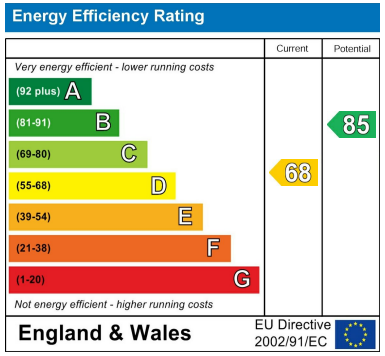


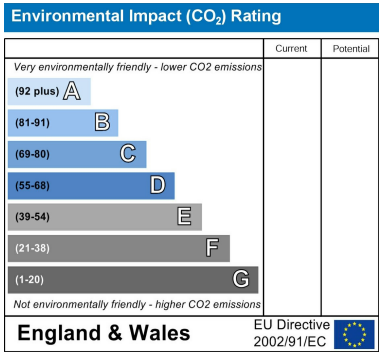
Rufford Road, Edwinstowe
Approximate Gross Internal Area
Total = 1397 SQ FT / 130 SQ M

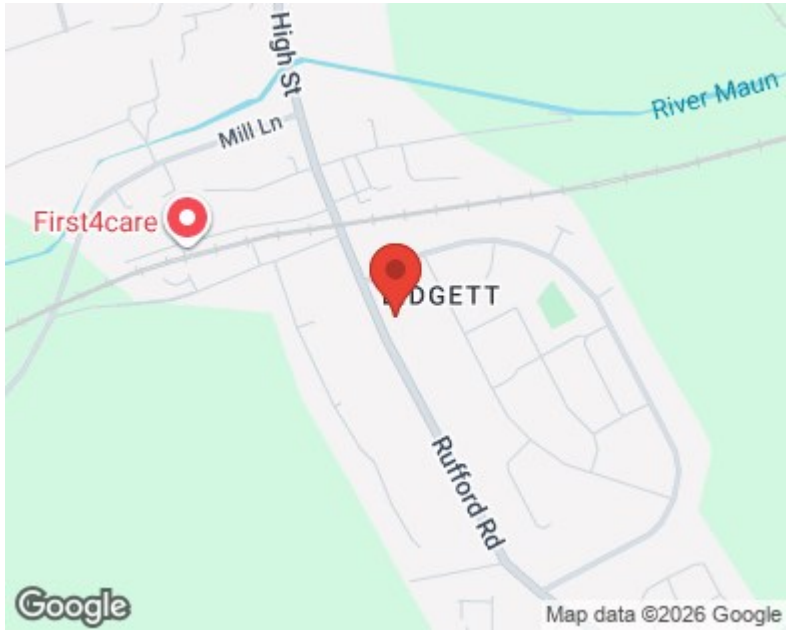


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors windows, appliances and other features are approximate only









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

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers