

23 Sky Walk, Mansfield, Nottinghamshire, NG18 6BG

£220,000

Tel: 01623 626990

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Semi Detached House
- Kitchen/Diner with Integrated Appliances
- Built by Barratt Homes in 2021
- Double Width Driveway for 2 Cars
- Southern Edge of the Development
- 3 Bedrooms, En Suite & Bathroom
- Separate Lounge
- Rear Garden with Large Decked Patio
- Bordering to Open Green Space
- No Through Road Position

Representing an ideal opportunity for first time buyers, professional couples and young families, we are delighted to bring to the market this modern three bedroom semi detached house in a fantastic position bordering to open green space ideal for dog walking.

The property was built by Barratt Homes in 2021 and has been occupied by our clients since new. The living accommodation extends to just over 800 sq ft with a ground floor layout comprising; an entrance lobby, downstairs WC, lounge and a kitchen/diner with integrated appliances and French doors leading out onto the rear garden. The first floor landing leads to a master bedroom with an en suite. There are two further bedrooms and a family bathroom. The property has gas central heating, UPVC double glazing and a loft hatch on the landing with ladder attached leads to a partially boarded loft.

OUTSIDE
Externally, there is a double width driveway frontage providing off road parking for two cars with an EV car charging point. To the rear of the property there is a south easterly facing garden featuring a path running along the rear of the house, lawn, planting borders to the side and a large decked patio at the end of the garden extending across the full width of the plot, bordering to open green space beyond the rear boundary fence.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE LOBBY
With radiator.

DOWNSTAIRS WC
5'3" x 2'11" (1.60m x 0.89m)
Having a modern two piece white suite comprising a corner pedestal wash hand basin with mixer tap and tiled splashbacks. Low flush WC. Radiator.

LOUNGE
16'1" x 11'10" (4.90m x 3.61m)
With radiator and double glazed window to the front elevation.

KITCHEN/DINER
15'0" x 10'5" (4.57m x 3.18m)
Having modern cabinets comprising wall cupboards with under lighting, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated appliances include a double oven, four ring gas hob and extractor hood above. Integrated dishwasher, fridge/freezer and washer dryer. Cupboard housing gas central heating boiler combi boiler. Understairs storage cupboard, double glazed window and French doors to the rear elevation leading out onto the garden.

FIRST FLOOR LANDING
12'0" x 6'3" (3.66m x 1.91m)
With loft hatch with ladder attached leading to a partially boarded loft.

MASTER BEDROOM 1
13'8" x 8'5" (4.17m x 2.57m)
With radiator, alcove space to keep freestanding wardrobes and double glazed window to the front elevation.

EN SUITE
8'5" max x 4'5" (2.57m max x 1.35m)
Having a modern three piece white suite comprising a tiled shower enclosure with an electric shower. Pedestal wash hand basin with mixer tap. Low flush WC. Radiator and obscure double glazed window to the side elevation.

BEDROOM 2
10'1" x 8'5" (3.07m x 2.57m)
With radiator and double glazed window to the rear elevation affording pleasant views of the garden and open green space beyond.

BEDROOM 3
8'9" x 6'3" (2.67m x 1.91m)
With radiator and double glazed window to the front elevation.

BATHROOM
6'3" x 5'6" (1.91m x 1.68m)
Having a modern three piece white suite comprising a bath with shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Radiator, part tiled walls and obscure double glazed window to the rear elevation.

MANAGEMENT FEE
A monthly management charge of £11 per calendar month is payable to Meadfleet Ltd.

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.








23
Sky Walk
















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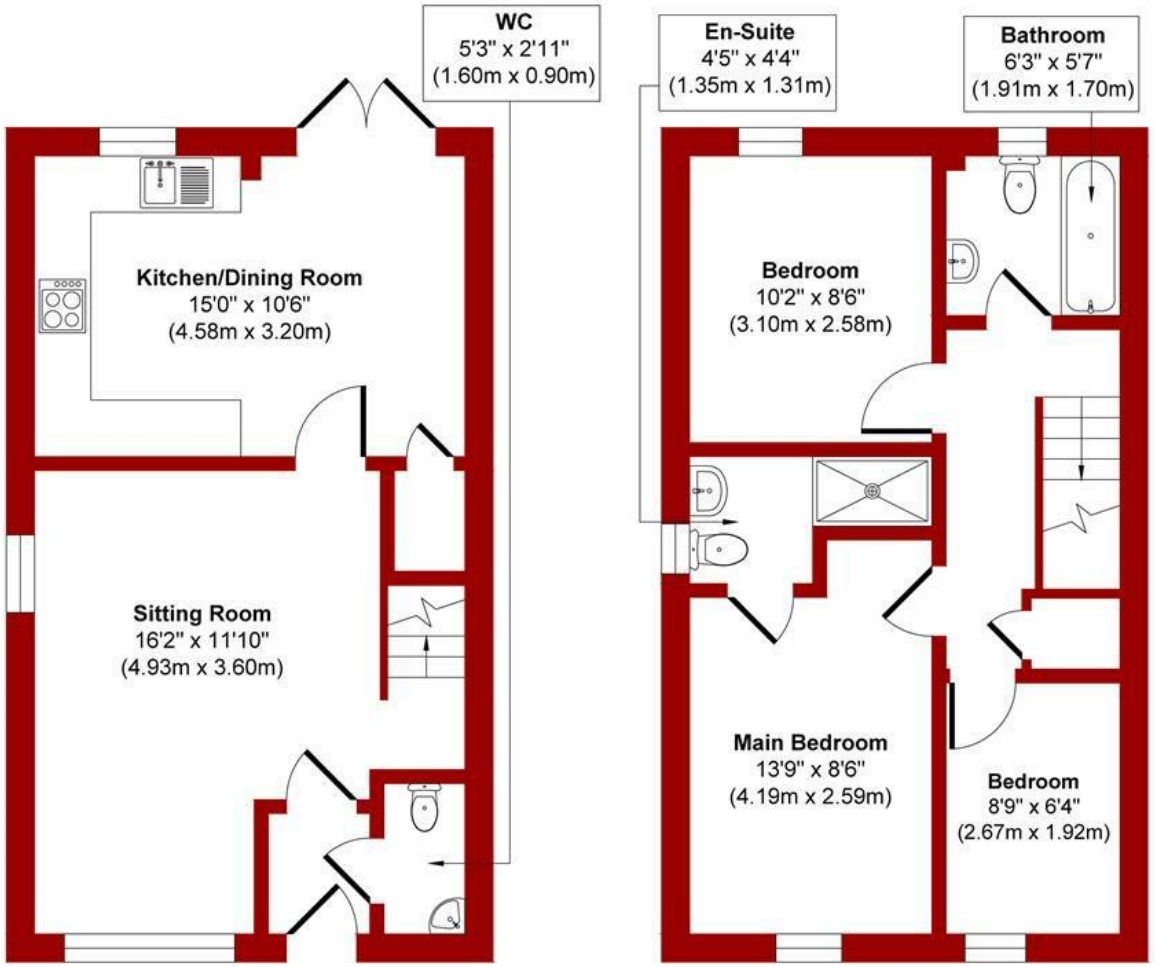






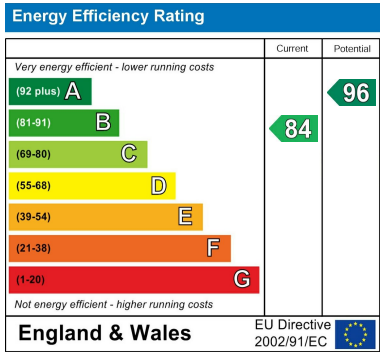


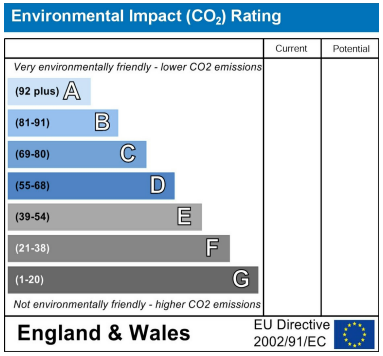
Sky Walk, Mansfield
Approximate Gross Internal Area
Total = 816 SQ FT / 76 SQ M

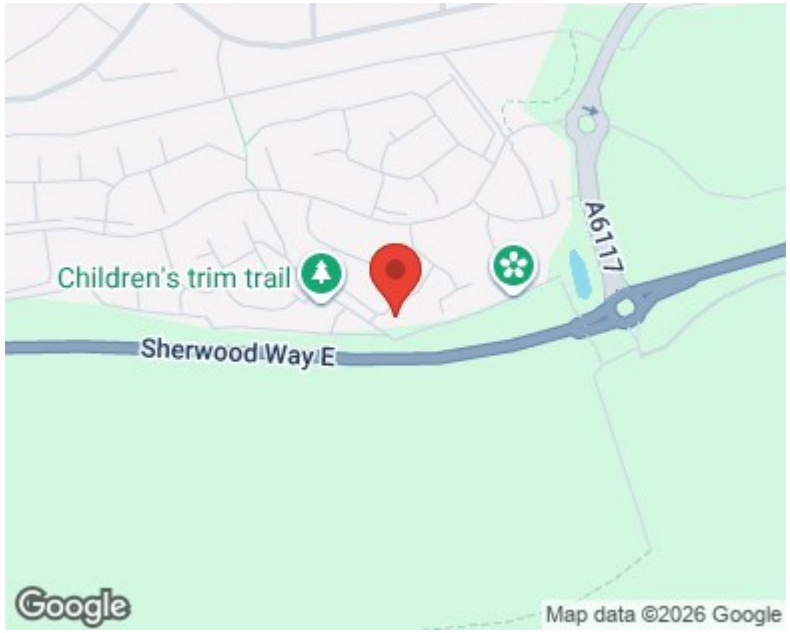


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors windows, appliances and other features are approximate only









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.
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