



**99 Berry Hill Road, Mansfield,
Nottinghamshire, NG18 4RT**

£310,000

Tel: 01623 626990

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

- Extended Semi Detached House
- 3 Storey Living / Basement Conversion
- Open Plan Kitchen/Diner
- Lounge & Separate Dining Room
- Superb Large Rear Garden

A traditional and extended three bedroom semi detached house with a large rear garden and a delightful rear aspect, located on the highly regarded Berry Hill Road area of Mansfield in an elevated position within walking distance to Spider Park and Berry Hill Park.

The property benefits from a kitchen extension completed in 2005 and a basement conversion. The property provides spacious living accommodation over three floors extending to 1,664 sq ft. On the ground floor, there is an entrance porch, entrance hall, lounge, dining room, open plan kitchen/diner, utility, WC and a pantry/store. The basement floor provides a hallway, music room and a games room. The first floor landing leads to three bedrooms and a bathroom with a bath and separate shower. The property has gas central heating (combi boiler) and UPVC double glazed windows and French doors.

OUTSIDE

The property stands back from the road with a block paved driveway frontage which leads to an integral garage store equipped with power and light and with a remote controlled electric up and over garage door. There is a paved area to the side with fitted bin storage for three bins and a front garden area with shrubs. To the rear of the property, there is a most delightful, large and private garden with pleasant rear views against a backdrop of established trees. There is a good sized decked patio which extends across the kitchen extension with a step leading to a paved patio to the side. Beyond here, a winding paved pathway flanked by mature shrubs leads down to the lower level garden. There are further paved and decked seating areas, a large central lawn and well stocked borders either side with mature plants, shrubs and trees. Situated at the end of the garden, is another paved patio against the backdrop of mature shrubs and conifers offering a secluded and sheltered setting. There is a superb greenhouse built from hardwood and glass beneath a pitched roof mounted on a brick base. It has power and light, quarry tiled floor and lower level decked shelving. The garden has an external water tap, lighting and power.

A PAIR OF ORIGINAL STAINED GLASS ARCHED FRONT ENTRANCE DOORS PROVIDES ACCESS TO THE:

ENTRANCE PORCH

6'10" x 1'3" (2.08m x 0.38m)

With original quarry tiled floor, power point and connecting door through to the:

- Spacious Accommodation: 1,664 Sq Ft
- Three Bedrooms
- Utility, Downstairs WC & Pantry/Store
- Block Paved Driveway & Garage Store
- Walking Distance to Two Local Parks

ENTRANCE HALL

14'3" x 6'11" (4.34m x 2.11m)

Having a built-in storage cupboard with hanging rail and shelving. Radiator, coving to ceiling, laminate floor and stairs to the first floor landing.

LOUNGE

14'2" into bay x 11'5" (4.32m into bay x 3.48m)

Having a feature fireplace (original open fire currently closed off). Radiator, coving to ceiling, laminate floor, fitted shelving to recess and double glazed bay window to the front elevation.

DINING ROOM

13'10" x 11'0" (4.22m x 3.35m)

With feature fireplace, vertical radiator, electric underfloor heating, coving to ceiling and laminate floor. Open plan to:

OPEN PLAN KITCHEN/DINER

20'5" max x 18'2" (6.22m max x 5.54m)

A spacious, L-shaped open plan kitchen/diner, with electric underfloor heating, having a range of wall cupboards, integrated pull down utensil storage tray, base units and drawers with work surfaces above. Inset stainless steel circular sink with circular drainer and chrome swan-neck mixer tap. Fitted glass breakfast bar with space for stools beneath. Integrated double electric oven, four ring induction hob and stainless steel extractor hood above. Integrated freezer and dishwasher. Space for a fridge/freezer. Laminate floor, vertical radiator, ample ceiling spotlights, 10ft high vaulted ceiling with two velux roof windows to the rear elevation, two further double glazed windows to the rear elevation either side of French doors leading out on to the decked patio.

UTILITY

7'4" x 7'3" (2.24m x 2.21m)

With base units, quarry tiled floor, radiator and double glazed window to door to the rear elevation leading out onto the garden.

DOWNSTAIRS WC

5'3" x 2'2" (1.60m x 0.66m)

Having a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap, tiled splashbacks and storage cupboard beneath. Quarry tiled floor and extractor fan.

PANTRY/STORAGE

9'4" x 5'11" (2.84m x 1.80m)

With power and light points, shelving and connecting door through to the garage.

BASEMENT

HALLWAY

14'9" max into alcove x 6'8" max (4.50m max into alcove x 2.03m max)

With radiator, shelving, wall light points and consumer unit.

MUSIC STUDIO

10'5" x 7'2" (3.18m x 2.18m)

With radiator, wall light points and power points.

GAMES ROOM

11'0" max x 8'2" (3.35m max x 2.49m)

Having a built-in storage cupboard with shelving. Radiator, wall light points and power points.

FIRST FLOOR LANDING

With coving to ceiling, airing cupboard and obscure double glazed window to the side elevation.

BEDROOM 1

14'10" into bay x 11'8" (4.52m into bay x 3.56m)

A spacious double bedroom with radiator and double glazed bay window to the front elevation.

BEDROOM 2

13'10" x 11'0" (4.22m x 3.35m)

A spacious double bedroom with radiator and double glazed window to the rear elevation.

BEDROOM 3

7'9" x 6'11" (2.36m x 2.11m)

With radiator, Ethernet point and double glazed window to the front elevation.

FAMILY BATHROOM

10'5" max x 7'4" (3.18m max x 2.24m)

Having a three piece white suite with chrome fittings comprising a large corner bath with mixer tap and tiled surround. Separate tiled shower cubicle. Wall hung wash hand basin with mixer tap. Low flush WC. Five ceiling spotlights, extractor fan, vertical radiator and double glazed window to the rear elevation.

GARAGE STORE

11'4" x 9'1" (3.45m x 2.77m)

With power and light points, water supply, connecting door into the house. Remote controlled electric up and over 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.

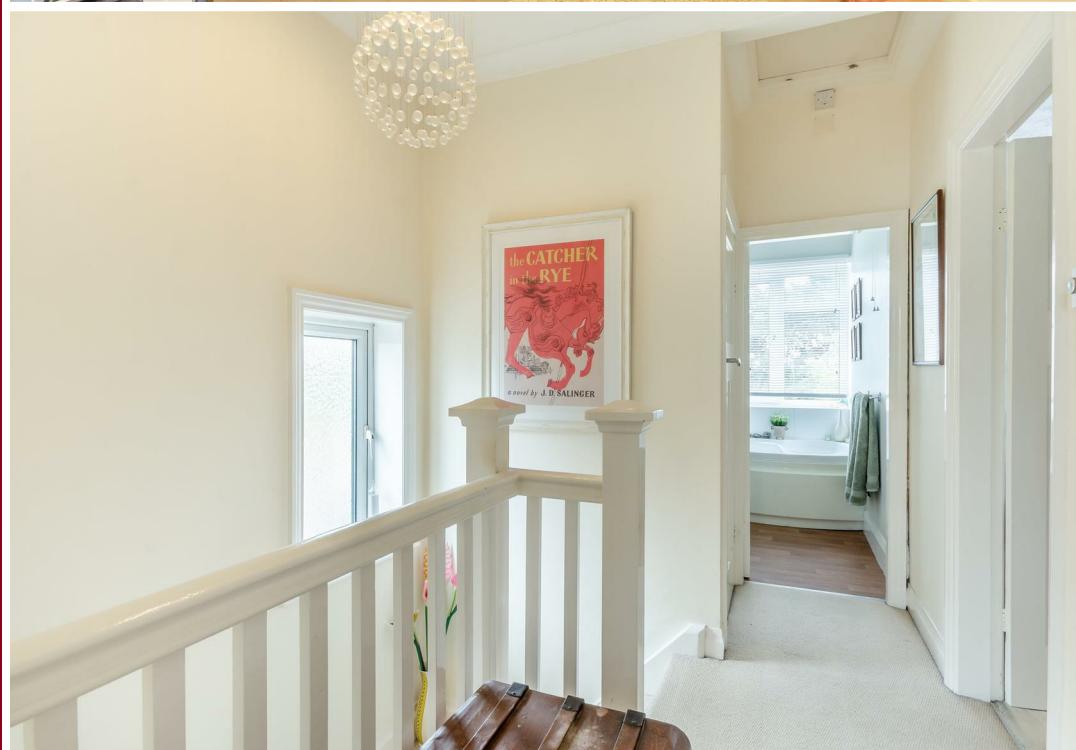








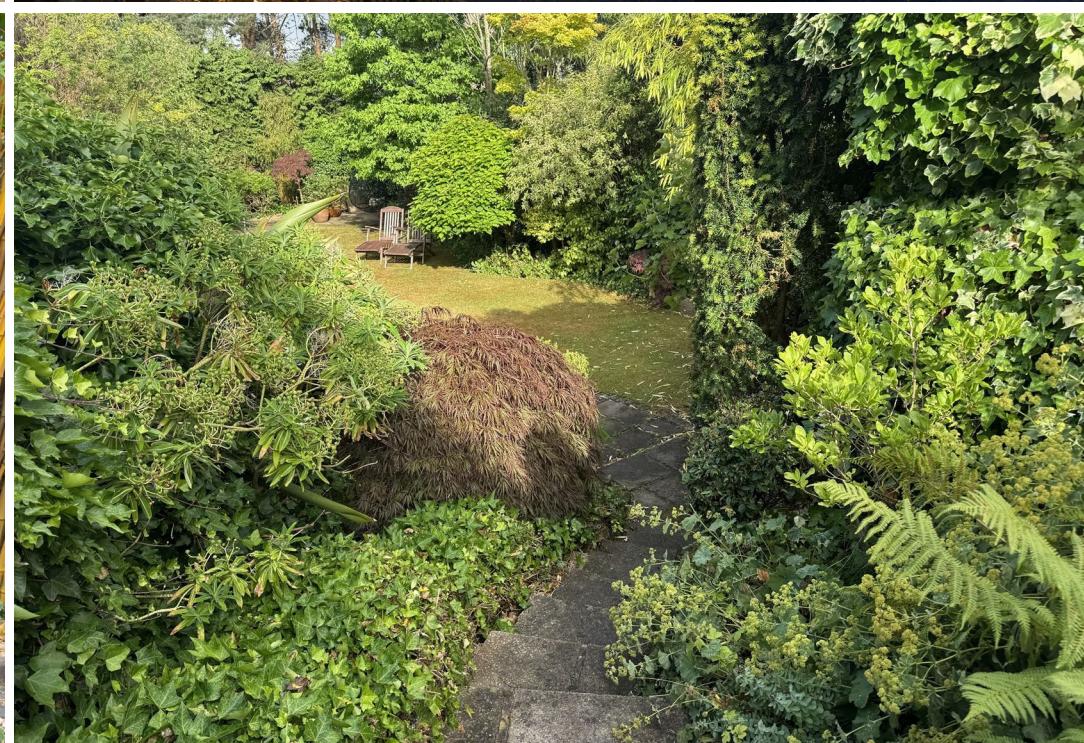














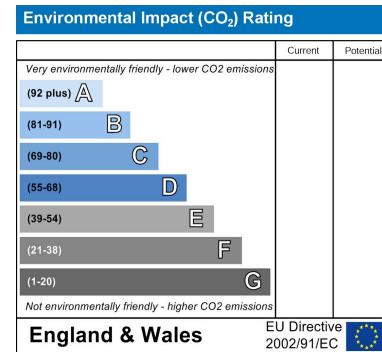
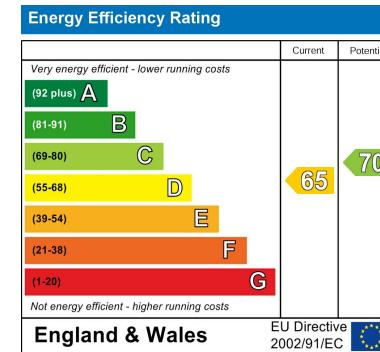


Berry Hill Road, Mansfield
Approximate Gross Internal Area
Main House = 155 SQ M / 1664 SQ FT
Garage Store = 10 SQ M / 110 SQ FT
Total = 165 SQ M / 1774 SQ FT



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



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