



**22 Rockcliffe Grange, Mansfield,  
Nottinghamshire, NG18 4YW**

**£600,000**

**Tel: 01623 626990**

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

- Modern Detached Family Home
- Four Large Double Bedrooms
- En Suite & Family Bathroom
- Underfloor Heating to GF
- Landscaped Gardens & Double Garage

A modern detached family home in a lovely tucked away position at the end of a small cul-de-sac setting on the southern edge of this highly favoured and much sought after development.

The property was built by the Award Winning local developer Dukeries Homes in 2017 to their 'Mayfair' house type to a high specification throughout, which boasts underfloor heating to the ground floor, and four large double bedrooms.

The spacious layout of accommodation extends to circa 2185 sq ft comprising on the ground floor; entrance hall, WC, lounge, utility and a substantial open plan family living/dining kitchen with island, integrated appliances and bi-fold doors leading out onto the south facing rear garden. The first floor galleried landing leads to a master bedroom, open plan dressing area with extensive fitted wardrobes and an en suite. There are three further double bedrooms and a family bathroom comprising a four piece suite.

Externally, the property occupies the largest plot in the best position on Rockcliffe Grange with established and well maintained landscaped gardens to the front, side and rear of the property. The frontage has a low maintenance garden, a driveway providing ample off road parking with turning space, and a double garage with a remote controlled electric door. To the rear of the property, there is a south facing garden featuring a substantial blue sandstone patio, a central gravel garden area with mature plants and shrubs, and a summerhouse. Beyond here, there is a low retaining sleepers boundary with wide steps leading up to a raised sheltered garden. There is an extensive lawn which continues to the side and front of the property. In addition, there is a decked patio, three pergolas, and further raised borders with mature plants and shrubs.

Rockcliffe Grange has a superb mix of quality modern homes located off Nottingham Road in desirable suburban location easily accessible to numerous facilities and within walking distance to Vision West Nottinghamshire College.

Viewing is highly recommended.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### **ENTRANCE HALL**

19'5" x 6'7" (5.92m x 2.01m)

With tiled floor, underfloor heating, seven ceiling spotlights and stairs to the first floor landing.

- Spacious Accommodation: 2185 Sq Ft
- Master Bedroom & Dressing Area
- High Specification Throughout
- Large Plot - South Facing to Rear
- Lovely Tucked Away Position

#### **WC**

4'9" x 4'8" (1.45m x 1.42m)

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. Quality part tiled walls, shelf space, porcelain tiled floor, underfloor heating, two ceiling spotlights and extractor fan.

#### **LOUNGE**

19'5" x 12'3" (5.92m x 3.73m)

Having a remote controlled electric fire, underfloor heating and three floor-to-ceiling double glazed windows to the front elevation.

#### **OPEN PLAN FAMILY LIVING/DINING KITCHEN**

36'5" x 14'7" max (11.10m x 4.45m max)

(10'7" into kitchen). A large and superbly appointed open plan living/dining kitchen space with bi-fold doors in the living area leading out onto the south facing rear garden. The kitchen includes a range of modern light grey high gloss cabinets comprising wall cupboards with under lighting, base units and drawers with quartz worktops above. Inset 1 1/2 bowl ceramic sink with mixer tap and drainer built-in to the worktop. Integrated Smeg appliances include two ovens, microwave oven and two warming drawers. Integrated induction five ring hob with extractor hood above. Integrated dishwasher. There is a large central island/breakfast bar with three light points above and space for stools at the end, with dark grey quartz worktop and further modern high gloss cabinets comprising base units and drawers on each side. Kickboard lighting, porcelain tiled floor, underfloor heating, ample ceiling spotlights and double glazed window to the rear elevation. The living and dining areas continues with matching porcelain tiled floor, underfloor heating, ample ceiling spotlights and a floor-to-ceiling double glazed window to the rear elevation.

#### **UTILITY**

11'5" x 5'6" (3.48m x 1.68m)

Having modern high gloss cabinets comprising wall and base units with quartz worktops above. Inset ceramic sink with mixer tap and built-in drainer to the worktop. Plumbing for a washing machine and space for a large fridge/freezer. Wine rack, porcelain tiled floor, underfloor heating, three ceiling spotlights, extractor fan and composite side entrance door.

#### **FIRST FLOOR GALLERIED LANDING**

20'4" x 6'7" (6.20m x 2.01m)

An impressive galleried landing space with small seating area overlooking the front garden. Radiator, nine ceiling spotlights, loft hatch, large floor-to-ceiling double glazed window to the front elevation, and built-in storage cupboard (4'5" x 3'2") with ceiling light point.

#### **MASTER BEDROOM 1**

15'5" x 13'7" (4.70m x 4.14m)

An impressive master bedroom suite with radiator, oak floor and double glazed window to the rear elevation. Open plan through to the:

## DRESSING AREA

7'9" x 5'11" (2.36m x 1.80m)

The former fifth bedroom converted into a dressing room, having two separate sets of fitted wardrobes with extensive double hanging rails and shelving. Oak floor, radiator, two ceiling spotlights and double glazed window to the rear elevation.

## EN SUITE

7'0" x 6'8" (2.13m x 2.03m)

A superbly appointed modern and contemporary three piece white suite with chrome fittings comprising a large shower enclosure with his and hers 'rain' showers each with an additional shower handset. There is a large wall hung sink with matching mixer taps and two storage drawers beneath. Low flush WC. Contemporary heated towel rail, tiled floor, underfloor heating, tiled walls to the shower area, three ceiling spotlights and extractor fan.

## BEDROOM 2

14'7" x 12'10" (4.45m x 3.91m)

A large double bedroom, having extensive modern fitted wardrobes to one wall with ample hanging rails and shelving. Radiator and large floor-to-ceiling double glazed window to the front elevation.

## BEDROOM 3

16'10" x 12'3" (5.13m x 3.73m)

A large third double bedroom with radiator, eight ceiling spotlights and three floor-to-ceiling double glazed windows to the front elevation.

## BEDROOM 4

12'2" x 11'3" (3.71m x 3.43m)

A fourth double bedroom, having fitted wardrobes with extensive shelving. Radiator and double glazed window to the rear elevation.

## FAMILY BATHROOM

9'7" x 7'1" (2.92m x 2.16m)

Having a modern and contemporary four piece white suite with chrome fittings comprising a panelled bath with mixer tap. Separate tiled shower enclosure with 'rain' shower and additional shower handset. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Contemporary heated towel rail, tiled floor, fully tiled walls to two walls, six ceiling spotlights and extractor fan.

## OUTSIDE

The property occupies a large plot in a lovely tucked away position at the end of a small cul-de-sac of only 5 detached homes. There is a driveway providing ample off road parking with turning space and a double garage with a remote controlled electric door. There is a low maintenance front garden with gravel and mature shrubs. A paved pathway leads across the front of the property to gated access which provides access to the side and rear gardens. To the rear of the property, there is a good sized landscaped garden benefiting from a south

facing aspect. There is a substantial blue sandstone patio, raised sleepers flowerbed with slate chippings and shrubs, a central gravel garden with mature plants and shrubs, and a summerhouse. Beyond here, there is a low retaining sleepers boundary with wide steps leading up to a raised sheltered garden. There is an extensive lawn, a decked patio overlooking the sandstone patio below and raised beds with further mature plants and shrubs. The lawns continue to the side of the house past three feature pergolas leading back to the front of the property. There is additional paved path to the other side of the house which offers a good storage area. In addition, there is an external power point to the front and an outside tap to the rear.

## ATTACHED DOUBLE GARAGE

16'5" x 16'0" (5.00m x 4.88m)

Equipped with power and light. Housing the gas fired central heating boiler. 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 zero seven eight one seven two eight three five two one.

## 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.





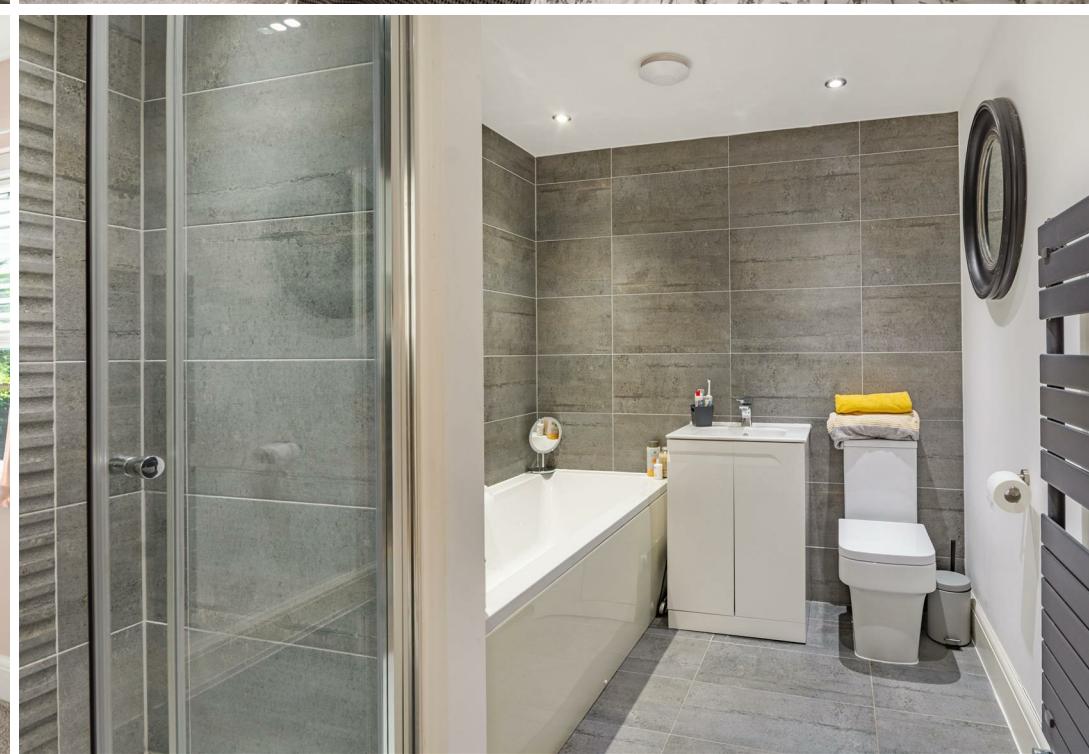






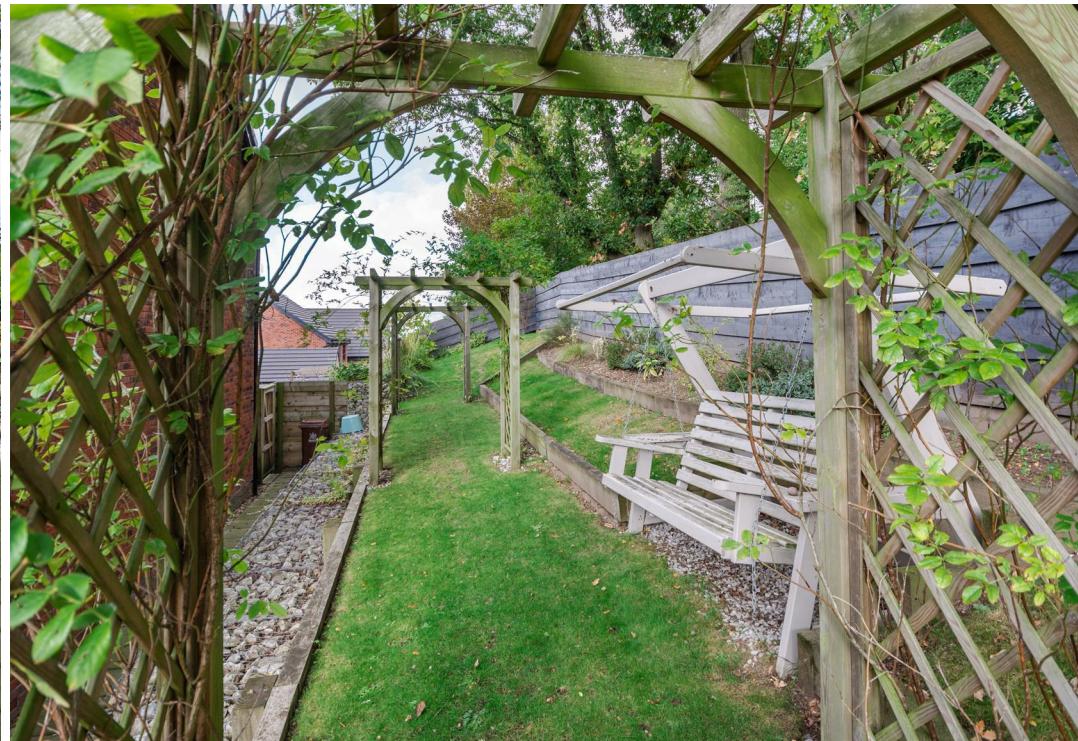
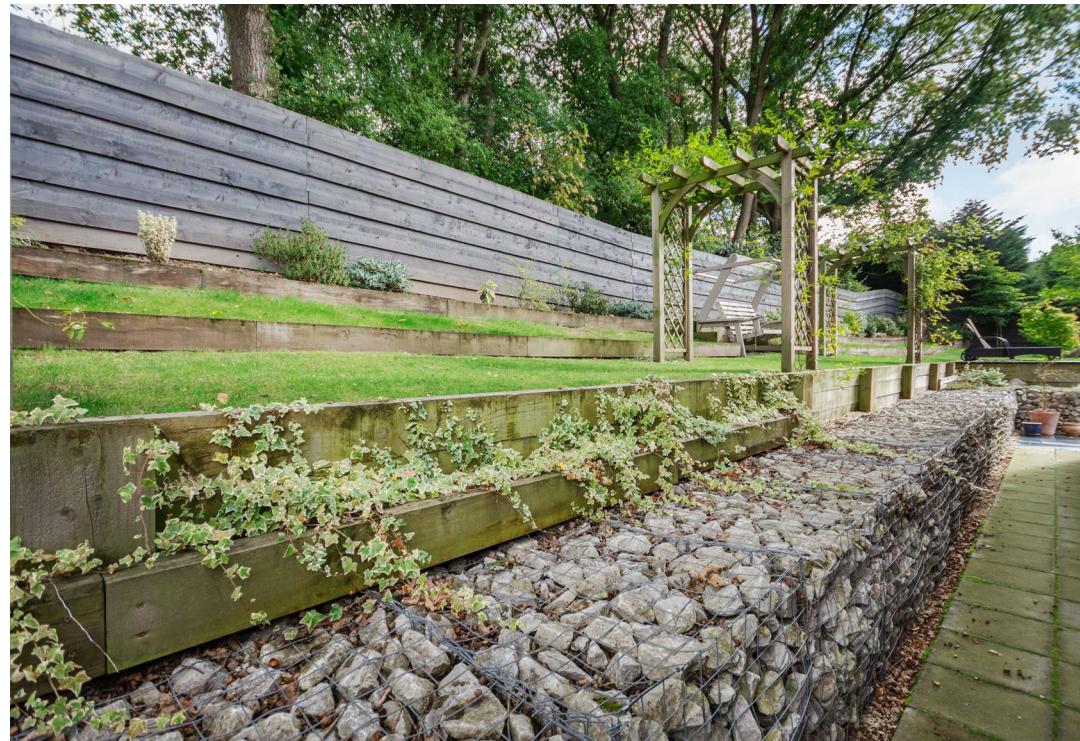














**Rockcliffe Grange, Mansfield**  
**Approximate Gross Internal Area**  
**Main House - 203 SQ M/2185 SQ FT**  
**Garage - 26 SQ M/280 SQ FT**  
**Total - 229 SQ M/2465 SQ FT**

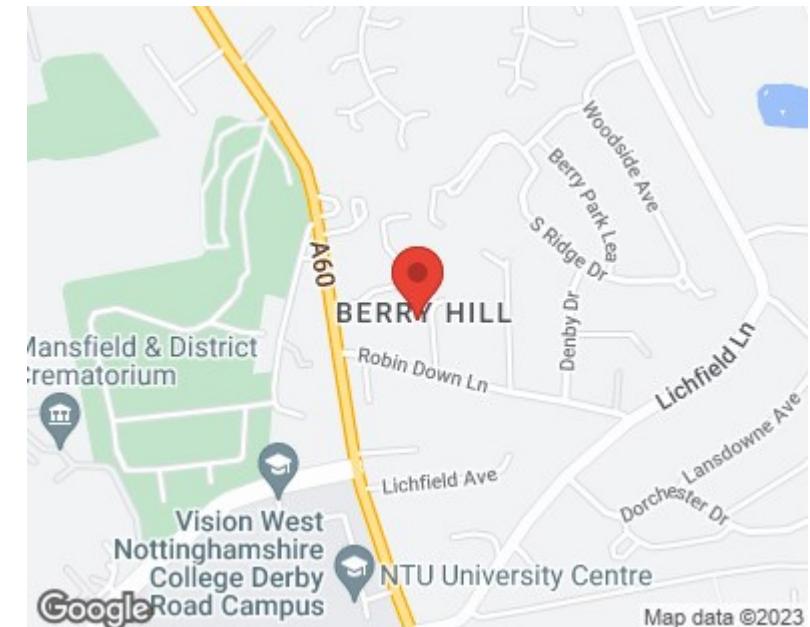


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	86	91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			



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



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