



14 Chestnut Drive, Mansfield,  
Nottinghamshire, NG18 4PW

Offers In The Region Of £400,000

Tel: 01623 626990

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



- Detached House
- Refurbishment & Modernisation Required
- 2 Spacious Reception Rooms
- Large Plot (0.19 Acres)
- Detached Sectional Garage
- Considerable Potential
- 3 Double Bedrooms
- Kitchen/Breakfast Room & Utility
- South Facing Rear Garden
- Highly Desirable Location

A three double bedroom detached house occupying a large plot extending to circa 0.19 of an acre with a private, south facing rear garden in a highly desirable Berry Hill location on the south side of Mansfield.

The property requires refurbishment and modernisation throughout and has considerable potential for significant extension, alteration or redevelopment, subject to obtaining necessary planning permission giving prospective purchasers an opportunity to put their own mark on the property to create their forever home.

The layout of living accommodation comprises an entrance porch, entrance hall, L-shaped lounge, separate dining room (previously a double garage), kitchen/breakfast room with pantry, rear lobby, utility and a separate store. The first floor landing leads to three double bedrooms and a family bathroom. The property has gas central heating and UPVC double glazing, with the exception of the front lounge window and utility window.

## OUTSIDE

The property stands back from the road behind a low stone wall boundary adjacent to a driveway entrance. The front garden is mainly laid to lawn with a central winding pathway leading round the left hand side of the property where there is a detached sectional garage with an asbestos roof to the rear. The front garden has mature plants and shrubs and trees, including silver birch. There is also a pathway to the other side of the house leading round to the south facing rear garden. To the rear of property, there is a paved patio, low stonewall boundary feature and steps leading up to a large lawn with established boundaries on both sides, including laurel bushes. There are ample mature shrubs and trees and the garden enjoys a south facing, not overlooked, outlook.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE PORCH

5'5" x 3'6" (1.65m x 1.07m)

With tiled floor and connecting obscure glazed door through to the:

## ENTRANCE HALL

13'7" max x 8'10" (4.14m max x 2.69m)

Built-in storage understairs cupboard. Radiator and double glazed window to the front elevation.

## DOWNSTAIRS WC

6'10" x 3'10" (2.08m x 1.17m)

Having a low flush WC. Pedestal wash hand basin. Radiator and obscure double glazed window to the front elevation.

## LOUNGE

19'11" x 17'11" max (6.07m x 5.46m max)

Having a large stone fireplace with inset gas fire with quarry tiled hearth and surround. Two radiators, two double glazed windows to the side elevation, window to the front elevation and sliding patio door leading out onto the south facing rear garden.

## DINING ROOM

16'10" x 14'1" (5.13m x 4.29m)

With tiled hearth, radiator, panelled walls throughout and double glazed windows to the side and front elevations.

## KITCHEN/BREAKFAST ROOM

14'11" x 9'11" (4.55m x 3.02m)

Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated double oven, four ring gas hob and extractor hood above. Integrated fridge. Plumbing for a dishwasher. Radiator and double glazed window to the rear elevation.

## PANTRY

3'2" x 2'11" (0.97m x 0.89m)

With fitted shelving and obscure double glazed windowpane to the rear elevation.

## REAR LOBBY

6'10" x 6'10" max (2.08m x 2.08m max)

With tiled floor and UPVC door leading out onto the south facing rear garden.

## UTILITY

6'10" x 4'7" (2.08m x 1.40m)

Housing the Glow-worm gas central heating boiler. Plumbing for a washing machine space for a tumble dryer. Tiled floor, fitted shelving and single glazed window to the side elevation.

## STORE

12'0" x 3'4" max (3.66m x 1.02m max)

With power and light points and fitted shelving. Housing the gas meter, electricity meter and fuse box.

## FIRST FLOOR LANDING

18'6" max x 10'4" max (5.64m max x 3.15m max)

With radiator, loft hatch and double glazed window to the front elevation.

## AIRING CUPBOARD

6'5" x 3'2" (1.96m x 0.91m'0.61m)

Housing the hot water cylinder.

### **BEDROOM 1**

14'9" x 11'6" (4.50m x 3.51m)

Having a walk-in wardrobe (4'4" x 3'2") with hanging rail and shelving and access to eaves storage. Radiator, access to further eaves storage and two double glazed windows to the side elevation.

### **BEDROOM 2**

13'11" x 10'6" (4.24m x 3.20m)

Having built-in wardrobes with hanging rail and shelving. Radiator and double glazed window to the front elevation.

### **BEDROOM 3**

10'11" x 10'6" (3.33m x 3.20m)

Having built-in wardrobes with hanging rail and shelving. Radiator and double glazed window to the rear elevation.

### **FAMILY BATHROOM**

9'6" x 6'4" (2.90m x 1.93m)

Having a panelled bath with mixer tap and shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboards and drawers beneath. Low flush WC. Tiled walls, chrome heated towel rail and obscure double glazed window to the rear elevation.

### **DETACHED SECTIONAL GARAGE**

17'10" x 8'11" (5.44m x 2.72m)

With asbestos roof and an 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.



















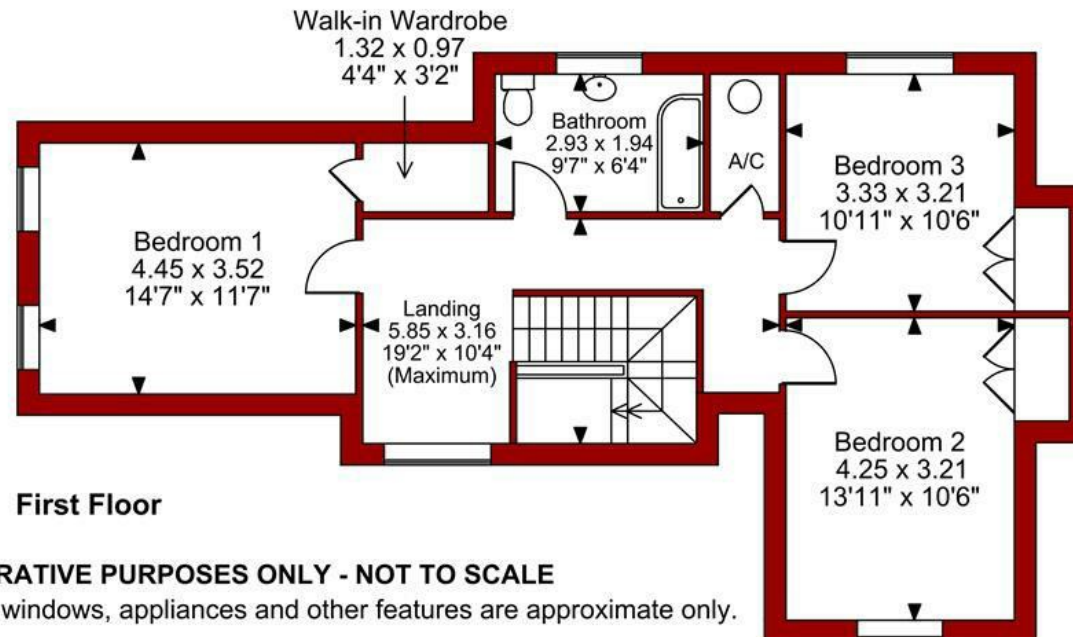
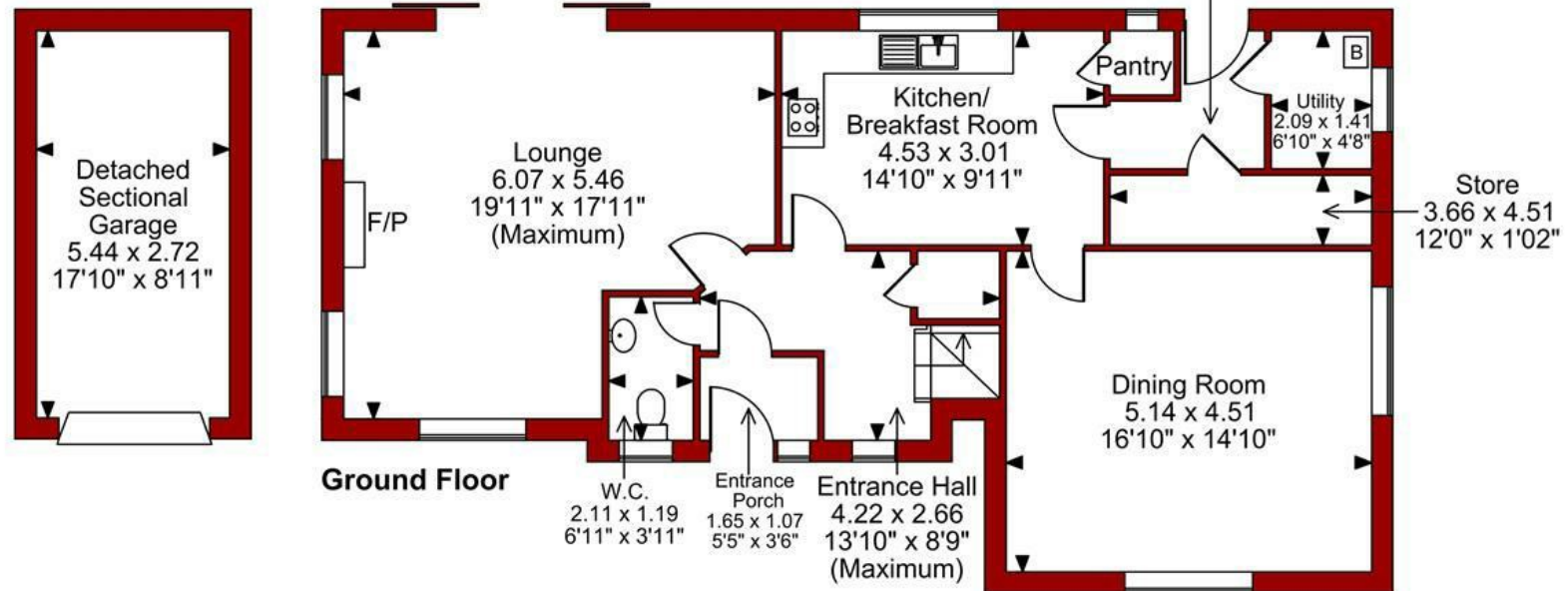








**Chestnut Drive, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 159 SQ M /1715 SQ FT**  
**Detached Sectional Garage = 15 SQ M /159 SQ FT**  
**Total = 174 SQ M /1874 SQ FT**



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

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





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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*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 firm's 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**



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