



17 Fairfield Drive, Mansfield,  
Nottinghamshire, NG18 3EQ

Offers Over £210,000

Tel: 01623 626990

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



- Traditional Semi Detached House
- Beautifully Appointed Throughout
- Lounge with Log Burner
- Kitchen/Diner & Conservatory
- UPVC Double Glazing
- Gas Central Heating (Combi Boiler)
- Double Width Driveway Frontage
- Large Rear Garden with Workshop
- Established Cul-De-Sac Location
- Popular Suburban Location

A beautifully appointed three bedroom semi detached house presented in immaculate condition throughout in a popular suburban location within easy reach of local amenities.

The property benefits from a new roof installed in 2023, an insulated loft, gas central heating (combi boiler) and UPVC double glazing. The layout of living accommodation comprises an entrance hall, lounge with log burner, kitchen/diner and a conservatory with floor-to-ceiling windows and a transparent glass roof. The first floor landing leads to three bedrooms and a modern shower room.

## OUTSIDE

The property is positioned on a cul-de-sac off Oak Tree Lane. There is a double width driveway frontage laid to patterned concrete and block paving. A wide gate and paved pathway to the side of the house provides a useful area to keep a shed with access round to the rear garden. To the rear of the property, there is a delightful garden featuring several patio seating areas, a pond, lawn and raised flowerbeds down one side. There is a further patio area beneath a pergola and a block paved path leads to a hardstanding area outside a workshop which is equipped with power and light and double glazed french opening doors. Beyond here, there is a greenhouse, further paved and gravel areas with fruit trees.

A TRADITIONAL STYLE COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

With radiator, tiled floor and stairs to the first floor landing.

## LOUNGE

13'2" into bay x 12'11" (4.01m into bay x 3.94m)

A superb bay fronted reception room, having a log burner mounted on a stone hearth and with tiled backing. Radiator, solid oak flooring and double glazed bay window to the front elevation.

## KITCHEN/DINER

16'4" x 8'11" (4.98m x 2.72m)

Having modern shaker cabinets complemented by traditional brushed chrome handles comprising wall cupboards, base units and drawers with wood work surfaces. Inset 1 1/2 bowl sink with drainer and brushed chrome mixer tap. Integrated single electric oven, four ring electric ceramic hob, stainless steel splashback and stainless steel extractor hood above. Space and plumbing for a washing machine and space and plumbing for a slimline

dishwasher. Wall mounted Baxi combi boiler, tiled floor, vertical radiator, double glazed windows to the rear and side elevations and double glazed door leading through to the:

## CONSERVATORY

10'9" x 9'4" (3.28m x 2.84m)

With tiled floor, floor-to-ceiling double glazed windows looking out on to the garden and french doors leading out on to the rear garden.

## FIRST FLOOR LANDING

8'3" x 5'10" (2.51m x 1.78m)

With wood style laminate floor, loft hatch and obscure double glazed window to the side elevation.

## BEDROOM 1

11'11" x 10'1" (3.63m x 3.07m)

With radiator, wood style laminate floor, ceiling spotlights and double glazed window to the front elevation.

## BEDROOM 2

9'11" x 8'10" (3.02m x 2.69m)

With radiator, wood style laminate floor and double glazed window to the front elevation.

## BEDROOM 3

6'8" x 5'10" (2.03m x 1.78m)

With radiator, wood style laminate floor and double glazed window to the front elevation.

## SHOWER ROOM

5'10" x 5'6" (1.78m x 1.68m)

Having a modern three piece white suite comprising a tiled shower cubicle with rainfall shower and shower riser. Vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Tiled floor, tiled walls, heated towel rail and obscure double glazed window to the rear elevation.

## WORKSHOP

14'10" x 8'6" (4.52m x 2.59m)

With power and light points, UPVC double glazed window to the side elevation and UPVC double glazed french entrance doors.

## 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.

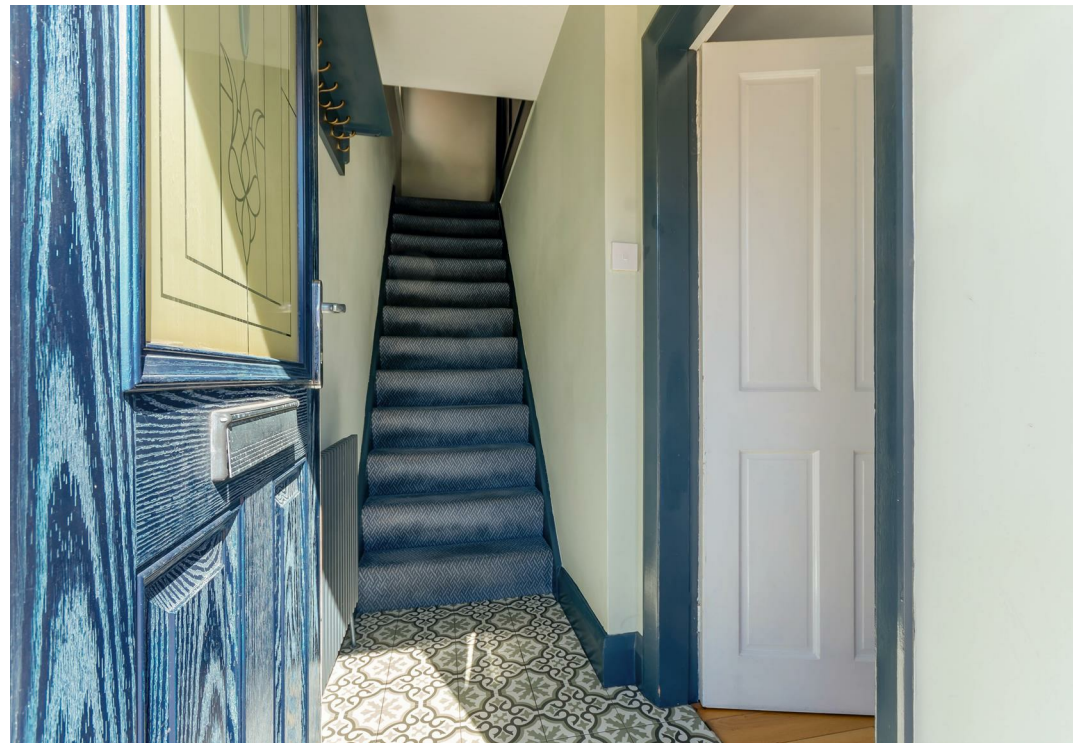
**MORTGAGE ADVICE**

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.

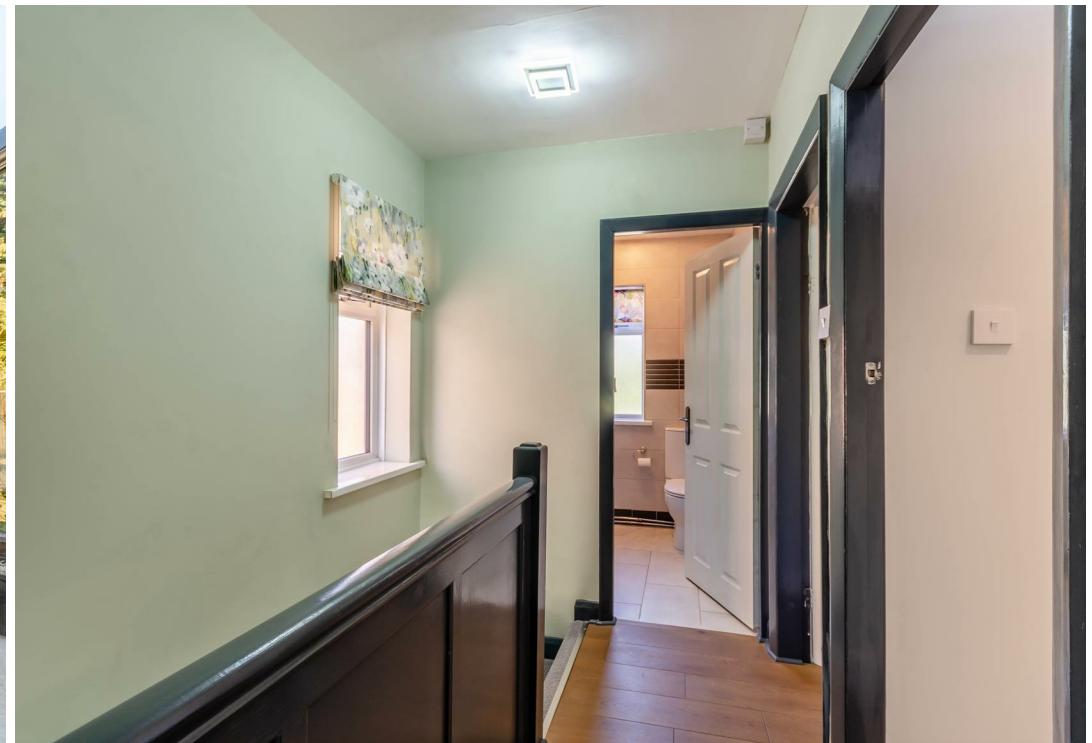






















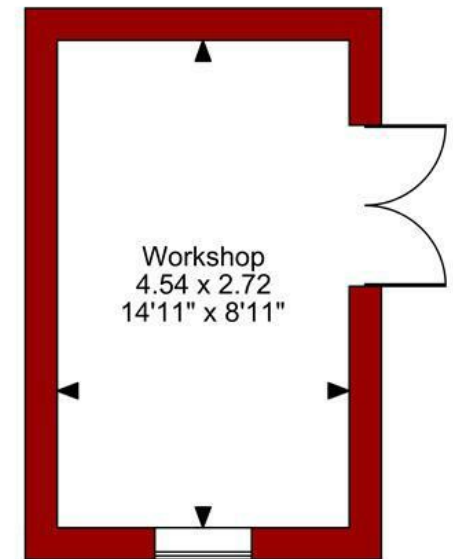
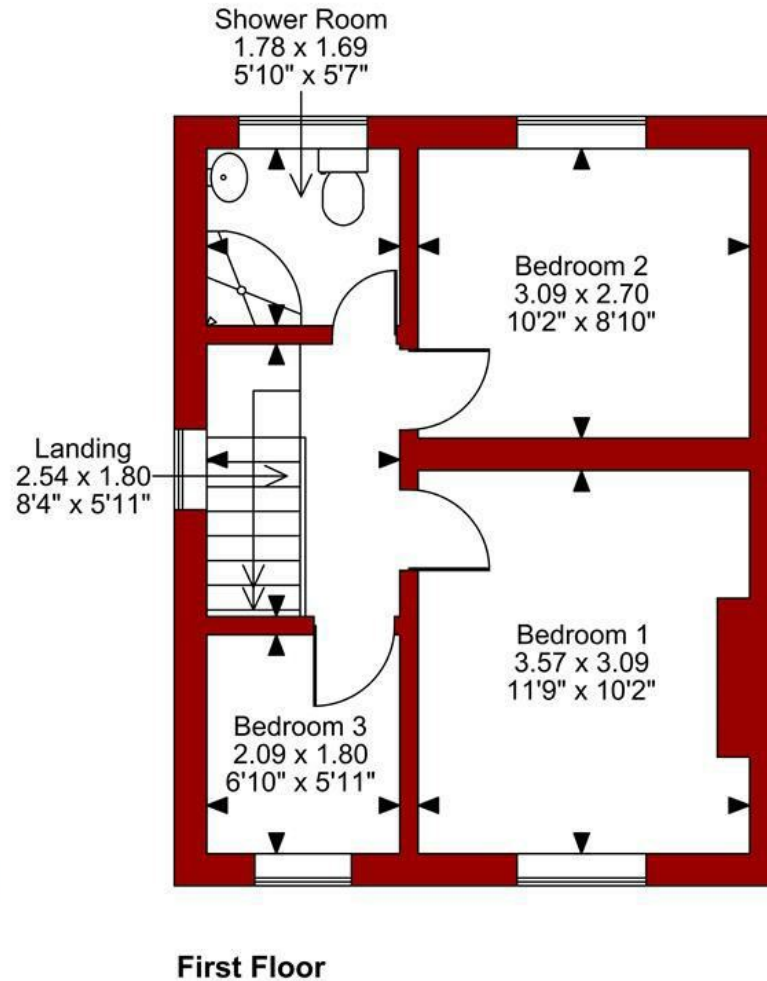
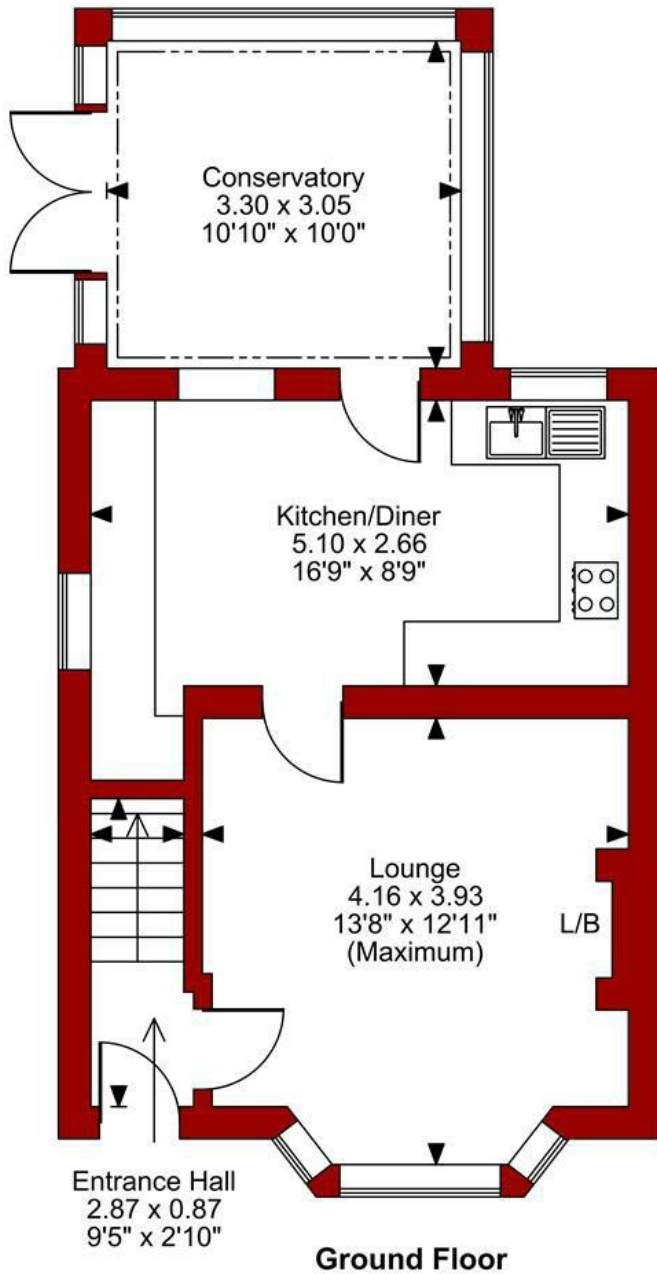








**Fairfield Drive, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 78 SQ M/838 SQ FT**  
**Workshop = 12 SQ M/133 SQ FT**  
**Total = 90 SQ M/971 SQ FT**




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

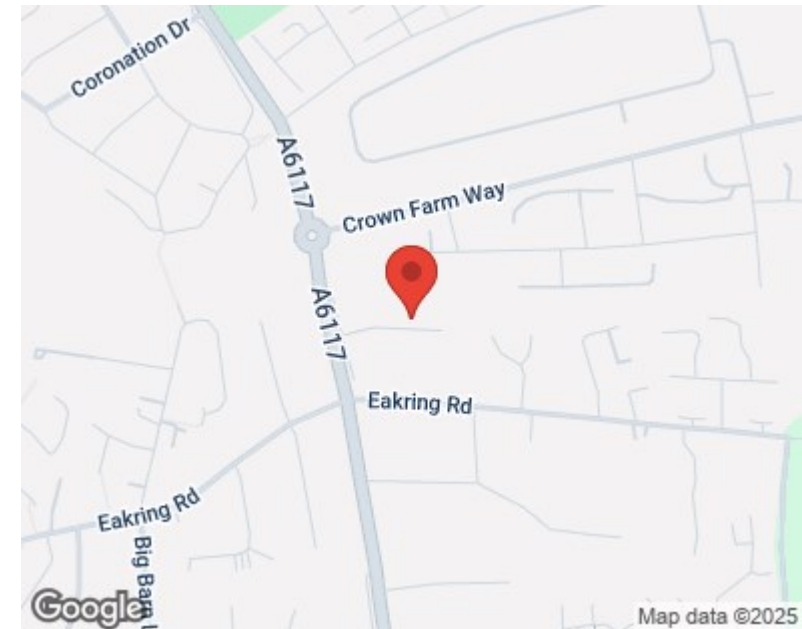
The position & size of doors, windows, appliances and other features are approximate only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>72</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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