



**3 Mill Court, Mansfield, Nottinghamshire,
NG18 5GN**

£450,000

Tel: 01623 626990

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

- Detached Chalet Bungalow
- Versatile Living Accommodation
- 2 Reception Rooms & Conservatory
- South Facing Rear Garden
- Large Block Paved Driveway
- Individually Designed & Built in 1997
- 5 Bedrooms & 3 Bath/Shower Rooms
- Breakfast Kitchen & Utility
- Detached Double Garage
- Private Gated Position (1 of 3)

A spacious five bedroom detached chalet bungalow (1,631 sq ft), set in a south facing, private and gated position off the main Mill Court cul-de-sac just off Hermitage Lane. The property was individually designed and built by our clients in 1997, with accommodation spanning over two floors offering versatile living space ideal for either downsizers or families.

The ground floor living accommodation comprises an L-shaped entrance hall, breakfast kitchen, utility, dining room, lounge, conservatory, three bedrooms, en suite to master, and a family bathroom. Upstairs there are two further bedrooms and a shower room.

The property has replacement UPVC double glazed windows and doors completed in 2022, including new French doors to the master bedroom. The property has an alarm system, gas central heating from a Worcester Bosch combi boiler and single oak internal doors.

OUTSIDE

The property occupies a private position set back and hidden from the main Mill Court cul-de-sac, accessed by a private and shared gated block paved drive with numbers 1 & 2 Mill Court. Number 3 stands at the end of the drive with a good sized block paved driveway with turning space and a detached double garage. The front garden is mainly laid to lawn, and a paved pathway leads to the main entrance door and to the side of the property. Behind the garage is a useful additional garage which is a great storage facility with a up and over garage door. There is also a substantial paved patio area to the side of the garage which is big enough to house a caravan. Beyond here, a gate leads to a side pathway leading to the rear garden. To the rear of the property, there is a wonderful, south facing, low maintenance, landscaped garden. There is a large decked patio with double power point which extends across the rear of the property. A block paved pathway extends to the side, and a central block paved path either side of artificial lawns lead to a summerhouse and further decked patio area. There are borders to each side and at the end of the garden with mature plants and shrubs.

A LARGE OPEN FRONTED STORM PORCH WITH CEILING LIGHT POINT LEADS TO AN OBSCURE COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

16'10" max x 12'5" max (5.13m max x 3.78m max)

An L-shaped entrance hall, with solid oak floor, radiator, coving to ceiling, ample ceiling spotlights, built-in linen cupboard, stairs to the first floor landing and floor-to-ceiling double glazed windowpane to the front elevation.

LOUNGE

19'5" x 12'1" (5.92m x 3.68m)

A spacious reception room, having a log effect electric fire with marble hearth and traditional style painted surround. Solid oak floor, coving to ceiling, two radiators, double doors through to the dining room, and sliding patio door through to the:

CONSERVATORY

10'0" x 9'5" (3.05m x 2.87m)

With tiled floor and double doors opening out onto the rear garden.

DINING ROOM

11'4" x 9'6" (3.45m x 2.90m)

With radiator, solid oak floor, coving to ceiling and double glazed sliding patio door leading out onto the rear garden.

BREAKFAST KITCHEN

16'3" max x 14'4" (4.95m max x 4.37m)

(Min 10'3"). A good sized, L-shaped breakfast kitchen, having a range of contemporary shaker cabinets with traditional brushed handles and doorknobs comprising of wall cupboards, base units and drawers with granite effect work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Travertine tiled splashbacks. Integrated dishwasher and fridge/freezer. The freestanding Leisure Rangemaster gas cooker and extractor hood above are included in the sale. Tiled floor, radiator, coving to ceiling, ample ceiling spotlights, and three double glazed windows to the front and side elevations.

UTILITY

5'9" x 5'7" (1.75m x 1.70m)

Having a useful cloaks cupboard with tiled floor and light point. There are contemporary shaker cabinets comprising wall and base units, and granite effect work surfaces. Plumbing for a washing machine. Wall mounted gas fired Worcester Bosch combi boiler. Radiator, tiled floor, coving to ceiling, and obscure glazed composite side entrance door.

MASTER BEDROOM 1

11'11" x 11'5" (3.63m x 3.48m)

A good sized master bedroom, with radiator, wood effect laminate floor, coving to ceiling and double glazed French doors leading out onto the south facing rear garden.

EN SUITE

8'9" x 30" (2.67m x 0.91m)

Having a modern three piece suite comprising a tiled shower enclosure with electric shower. Vanity unit with inset wash hand basin with mixer tap, work surfaces to each side and ample storage cupboards beneath. Low flush WC with enclosed cistern. Tiled floor, tiled walls, two ceiling spotlights, extractor fan, chrome heated towel rail and obscure double glazed window to the side elevation.

BEDROOM 2

10'5" x 8'8" (3.18m x 2.64m)

Having ample L-shaped fitted wardrobes with hanging rails and shelving. Radiator, coving to ceiling, laminate floor and double glazed window to the front elevation.

BEDROOM 3

8'8" x 7'0" (2.64m x 2.13m)

With radiator, laminate floor, coving to ceiling and double glazed window to the front elevation.

FAMILY BATHROOM

8'10" x 5'9" (2.69m x 1.75m)

Having a modern three piece suite with chrome fittings comprising a panelled bath with wall mounted controls and rainfall shower above. There is a large U-shaped vanity unit with inset wash hand basin with mixer tap, ample work surfaces, and ample storage cupboards and drawers beneath. Chrome heated towel rail, tiled floor, tiled walls, six ceiling spotlights, extractor fan, coving to ceiling and obscure double glazed window to the rear elevation.

FIRST FLOOR LANDING

With loft hatch, smoke alarm, storage cupboard with shelving, and roof window to the front elevation.

BEDROOM 4

13'0" x 11'8" (3.96m x 3.56m)

A good sized double bedroom, with radiator, laminate floor and roof window to the rear elevation.

BEDROOM 5

13'0" x 9'2" (3.96m x 2.79m)

Having a built in wardrobe, radiator, laminate floor and roof window to the rear elevation.

SHOWER ROOM

5'6" x 5'5" (1.68m x 1.65m)

Having a modern three piece suite with chrome fittings comprising a corner tiled shower enclosure. Wall hung wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail, extractor fan and obscure glazed velux roof window to the rear elevation.

DETACHED DOUBLE GARAGE

18'10" x 18'2" (5.76m x 5.55m)

A large double garage equipped with power and light. Up and over door, and side entrance door.

ADJOINING SINGLE GARAGE

11'0" x 9'7" (3.37m x 2.94m)

Situated to the rear of the double garage. With 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.



















Mill Court, Mansfield

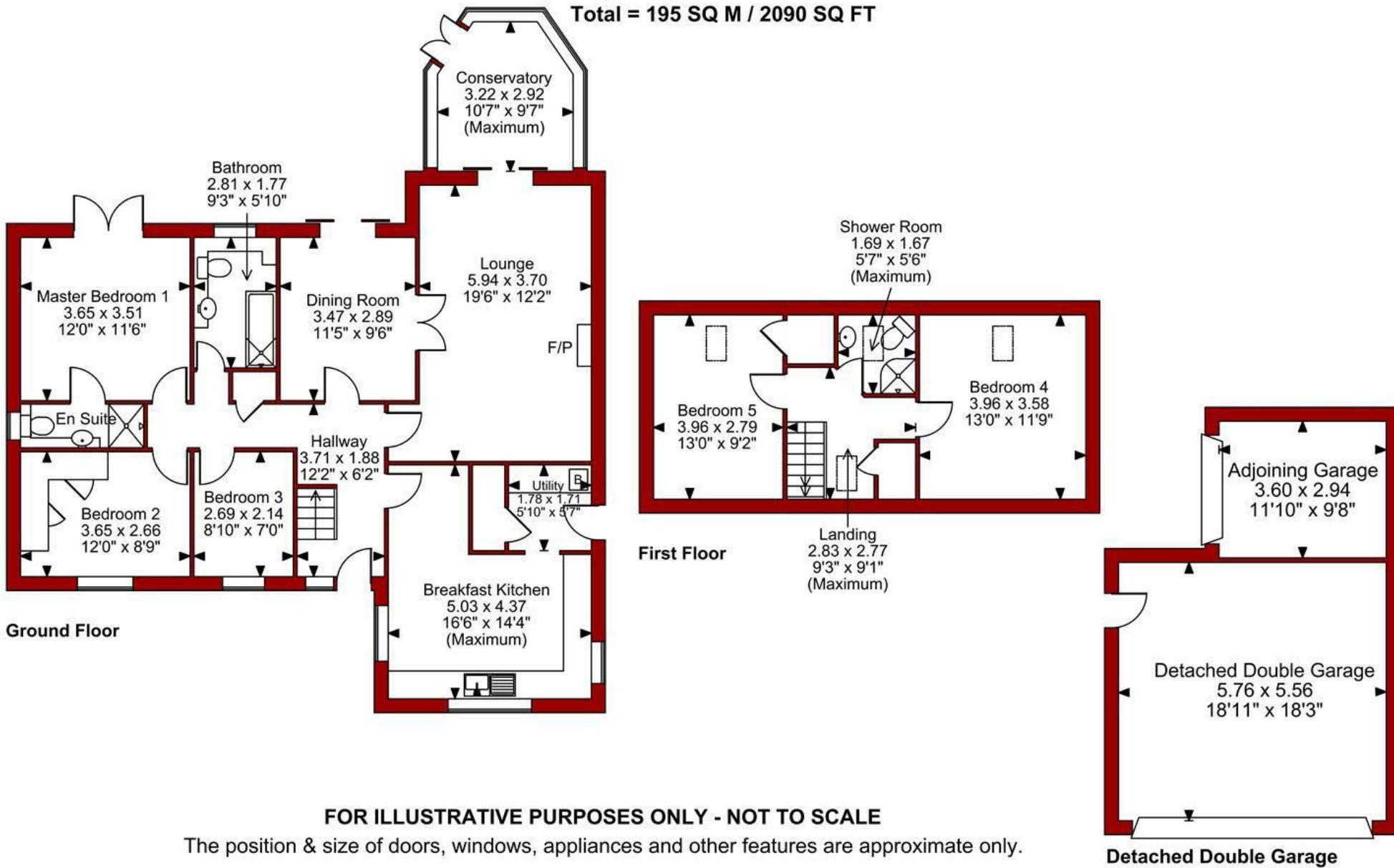
Approximate Gross Internal Area

Main House = 152 SQ M / 1631 SQ FT

Detached Double Garage = 32 SQ M / 345 SQ FT

Adjoining Garage = 11 SQ M / 114 SQ FT

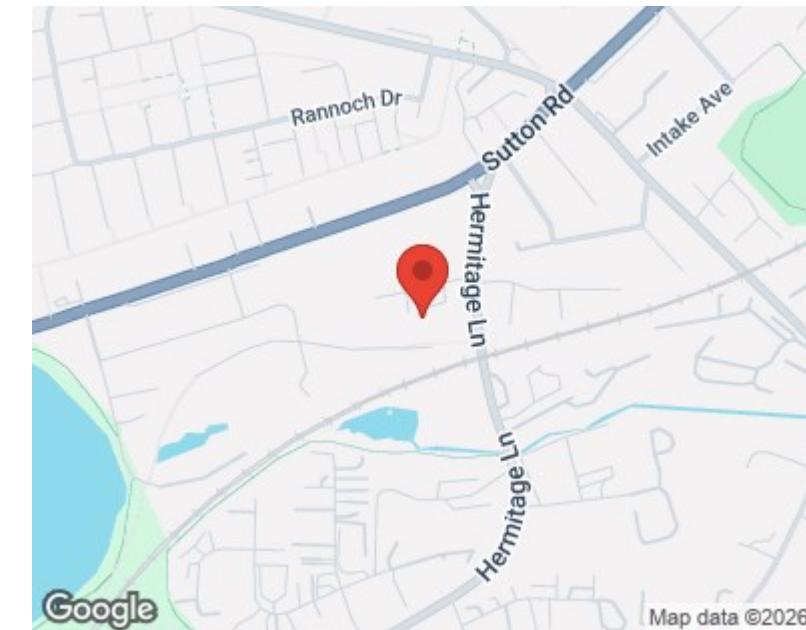
Total = 195 SQ M / 2090 SQ FT





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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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