



38 Berry Hill Lane, Mansfield,  
Nottinghamshire, NG18 4BW

Offers Over £300,000

Tel: 01623 626990

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

- Extended Semi Detached House
- Spacious Accommodation: 1,600 Sq Ft
- Downstairs WC
- Separate Lounge
- Driveway Frontage
- Refurbished Throughout
- 4 Bedrooms
- Open Plan Kitchen/Diner & Utility
- Good Sized South Facing Rear Garden
- Walking Distance to Excellent Facilities

A traditional and extended four bedroom semi detached house refurbished to a high standard throughout with a good sized south facing rear garden, situated in a highly favoured suburban location within walking distance to a wealth of facilities and High Oakham Primary School.

The property provides a spacious layout of living accommodation ideal for families extending to circa 1,600 sq ft to include a useful cellar. The ground floor comprises an entrance hall with access to the cellar, downstairs WC, separate lounge, open plan kitchen/diner and a utility. The first floor landing leads to four bedrooms and a fully tiled family bathroom. The property has modern fixtures and fittings throughout, neutral decor and flooring, gas central heating (combi boiler) and UPVC double glazing.

## OUTSIDE

The property has a tarmacadam driveway frontage providing off road parking for two cars. To the rear of the property, there is a good sized south facing rear garden featuring a raised and extensive sandstone patio which extends across the full width of the property with timber balustrade. Wide central steps lead down to a lawn. There is an outside tap and a double power socket.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

14'7" x 5'10" (4.45m x 1.78m)

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

## CELLAR

13'11" x 11'2" (4.24m x 3.40m)

(Plus 10'8" x 6'5" and 10'11" x 6'0" max). Housing the gas meter and electricity meter and three LED fluorescent light points.

## DOWNSTAIRS WC

6'1" x 3'9" (1.85m x 1.14m)

Having a modern two piece white suite comprising a low flush WC with enclosed cistern. Vanity unit with inset wash hand basin with chrome waterfall mixer tap and storage cupboard beneath. Modern tiled splashbacks, radiator, tiled floor and obscure double glazed window to the front elevation.

## LOUNGE

13'10" into bay x 11'6" (4.22m into bay x 3.51m)

With radiator, laminate floor, double glazed bay window to the front elevation and double doors opening to:

## OPEN PLAN KITCHEN/DINER

26'0" x 13'10" (7.92m x 4.22m)

(12'1" into kitchen). A spacious open plan kitchen/diner, featuring a range of modern high gloss cabinets in contrasting colours comprising wall cupboards, base units and drawers complemented by marble style work surfaces. Under mount sink with matte black swan-neck mixer tap. Integrated single electric oven, five ring hob and extractor hood above. Integrated dishwasher. Integrated fridge/freezer. Tiled floor to kitchen area, laminate floor to dining area, two radiators, eight ceiling spotlights, cupboard housing the combi boiler, velux roof window and double glazed window to the rear elevation and French door lead out onto the south facing garden. Double doors to:

## UTILITY

6'5" x 6'5" (1.96m x 1.96m)

Having modern high gloss wall cupboards and a single base unit, marble effect work surfaces and an inset sink with drainer and black matte swan-neck mixer tap. Space and plumbing for a washing machine and tumble dryer. Tiled floor and radiator.

## FIRST FLOOR LANDING

With double power point and loft hatch.

## BEDROOM 1

13'9" x 11'0" (4.19m x 3.35m)

With radiator, four double power points and double glazed window to the rear elevation.

## BEDROOM 2

11'10" x 11'0" (3.61m x 3.35m)

With radiator, six double power points and double glazed window to the front elevation.

## BEDROOM 3

14'0" x 7'10" (4.27m x 2.39m)

With radiator and two double glazed windows to the front elevation.

## BEDROOM 4

9'1" x 7'3" (2.77m x 2.21m)

With radiator, four double power points and double glazed window to the rear elevation.

## FAMILY BATHROOM

7'8" x 6'2" (2.34m x 1.88m)

Having a modern three piece white suite with chrome fittings comprising a P-shaped panelled bath with mixer tap and rainfall shower above plus additional shower attachment. Vanity unit with under mount sink with mixer tap, marble work surfaces and storage cupboard beneath.



Low flush WC with enclosed cistern. Matching tiles throughout to the floor and walls, four ceiling spotlights, extractor fan, shaver point and obscure double glazed window to the rear elevation.

#### **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**

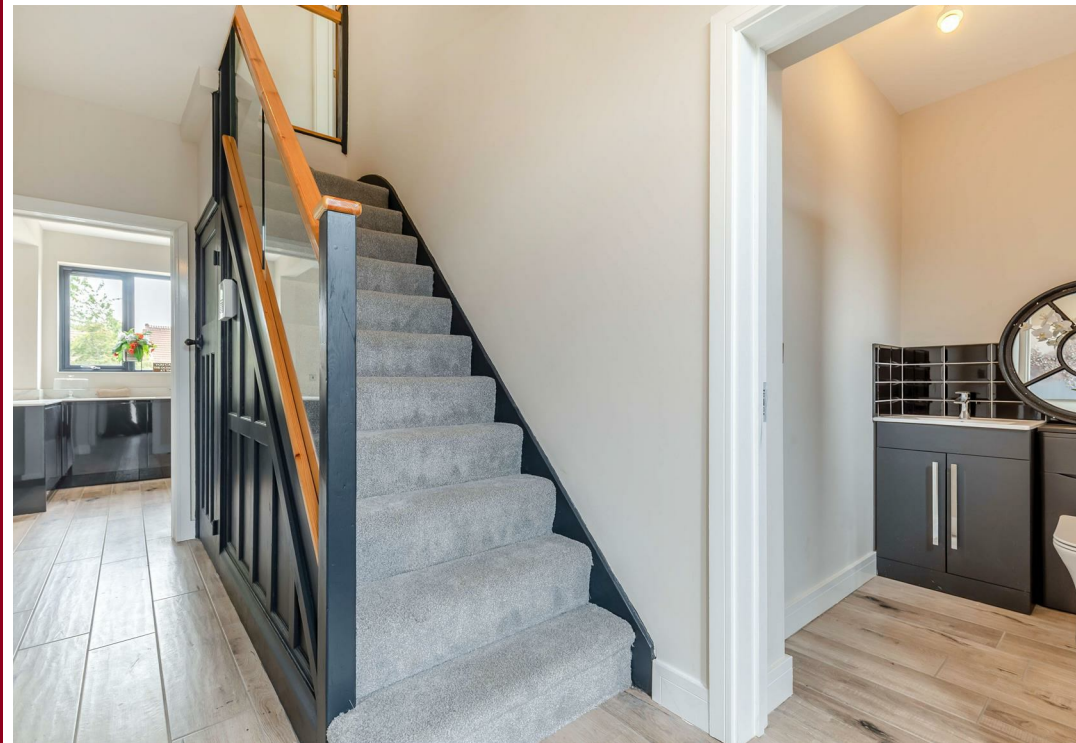
All mains services are connected.

#### **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.



























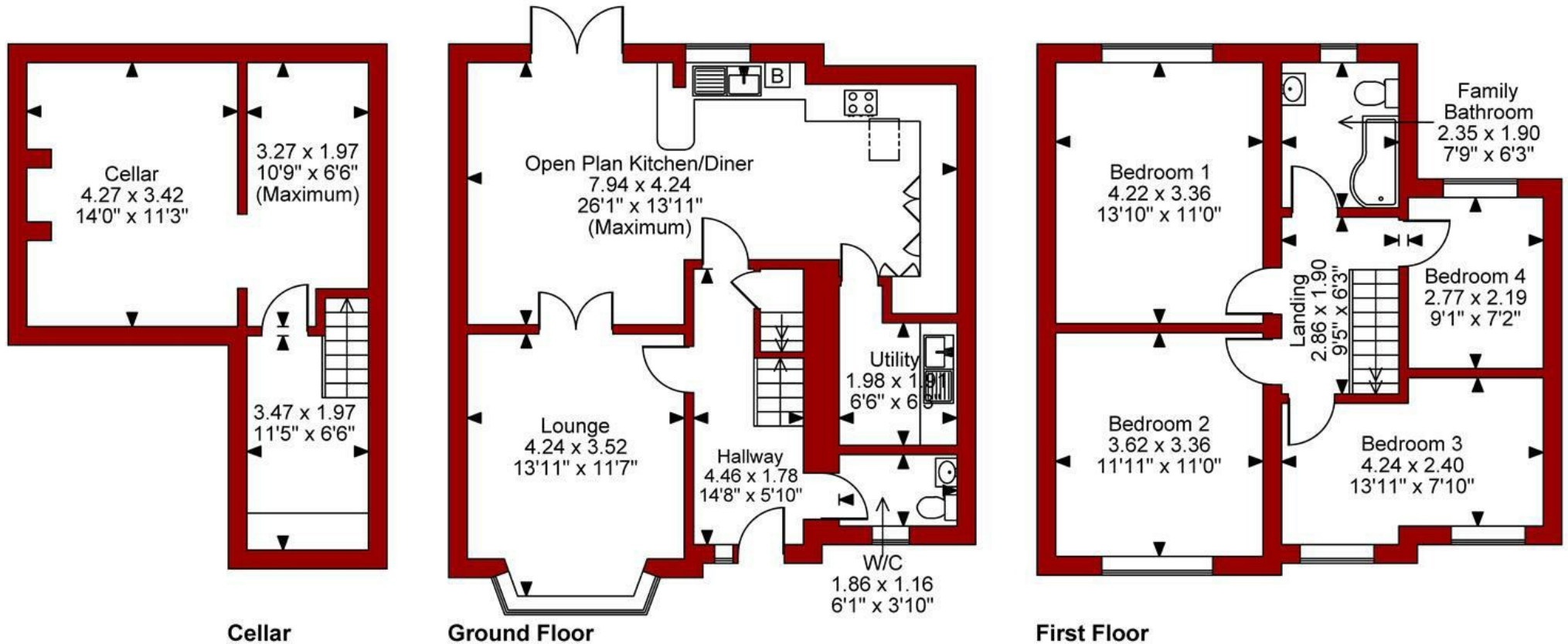








**Berry Hill Lane, Mansfield**  
**Approximate Gross Internal Area**  
**149 SQ M / 1600 SQ FT**



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

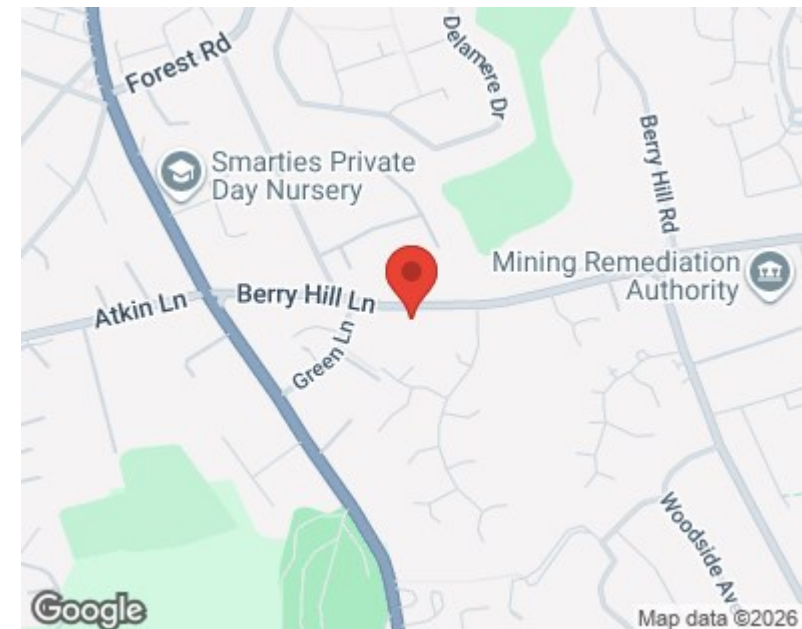
The position & size of doors, windows, appliances and other features are approximate only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(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 <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		
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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