



**Langley, 33 Garth Road, Mansfield,  
Nottinghamshire, NG18 5AQ**

**£415,000**

**Tel: 01623 626990**

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

- Traditional Detached Family House
- Extended to the Side & Rear
- 4 Bedrooms, En Suite & Family Bathroom
- Separate Lounge
- Resin Driveway & Integral Garage
- Spacious 3 Storey Living Accommodation
- Beautifully Appointed Throughout
- Open Plan Kitchen/Diner/Living & Utility
- Delightful Landscaped Rear Garden
- Highly Regarded Suburban Location

A traditional four bedroom detached house offering spacious family living accommodation spanning across three floors. The property has been extended to the side and rear and improved throughout to include a loft conversion, overall creating a high quality family home within close proximity to excellent local facilities and within the catchment area and walking distance to High Oakham Primary School.

The ground floor layout of accommodation comprises an entrance hall, downstairs WC, utility room, bay fronted lounge and a superb, large, open plan family kitchen/diner/living with log burner, island and bi-folding doors leading out on to the rear garden. The first floor landing leads to two spacious double bedrooms, bedroom four and a family bathroom with a bath and separate shower. The second floor landing leads to a master bedroom with fitted wardrobes and an en suite. The property has gas central heating (combi boiler), UPVC double glazing, internal oak doors, and bespoke, contemporary fitted window shutters to the front elevation windows.

#### OUTSIDE

The property occupies a fantastic plot with a beautifully well maintained landscaped rear garden enjoying a sunny south east facing aspect. The house stands back behind a stone walled and laurel boundary frontage with a resin driveway extending across the full width of the house which leads to an integral single garage. To the rear of the property, there is a wraparound porcelain patio with outside lighting, a double power socket and outside tap. Beyond here, there is a lawn, a variety of mature trees and shrubs, including two magnolia trees. Situated at the end of the garden is a wonderful landscaped garden area and entertaining space laid to porcelain paving and a gazebo with power and ample lighting.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### ENTRANCE HALL

14'5" x 7'7" (4.39m x 2.31m)

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

#### DOWNSTAIRS WC

5'10" x 4'2" (1.78m x 1.27m)

Having a modern two piece white suite comprising a low flush WC with enclosed cistern. Vanity unit with inset sink with drainer and chrome mixer tap. Tiled floor, part tiled walls, chrome heated towel rail, two ceiling spotlights and obscure double glazed window to the front elevation with fitted window shutter.

#### LOUNGE

12'11" into bay x 10'10" (3.94m into bay x 3.30m)

A lovely separate reception room, having a log burner mounted on a slate hearth complemented by an oak mantle above. Radiator and double glazed bay window to the front elevation with fitted window shutters.

#### OPEN PLAN FAMILY KITCHEN/DINER/LIVING

22'8" max x 19'0" (6.91m max x 5.79m)

An extended, large and superbly appointed open plan family kitchen/diner/living space, having a range of modern high gloss cabinets comprising wall cupboards, base units and drawers with brushed chrome handles and complemented by quartz work surfaces with matching upstands. Inset undermount sink with brushed stainless steel mixer tap. There are a range of integrated Neff cooking appliances to include a single oven, separate combination microwave oven, warming drawer, five ring induction hob and contemporary extractor hood. Integrated Neff dishwasher. Space for a freestanding American fridge/freezer. There is a central island with drawers, ample quartz work surfaces and seating for four beneath. Log burner mounted on a tiled hearth with attractive slate backing. Two contemporary radiators, laminate floor, extensive ceiling spotlights, two velux roof windows to the rear elevation, double glazed window to the rear elevation and bi-fold doors lead out on to the rear garden.

#### UTILITY ROOM

10'9" x 6'6" (3.28m x 1.98m)

A continuation from the kitchen, having matching high gloss modern cabinets comprising wall cupboards, base units and work surfaces. Inset stainless steel sink with drainer and mixer tap. Plumbing for a washing machine and space for a tumble dryer. Laminate floor, radiator, personal door to the garage, double glazed window to the rear elevation and composite door leading out on to the rear garden.

#### FIRST FLOOR LANDING

With double glazed window to the side elevation and stairs to the second floor master bedroom.

#### BEDROOM 2

13'5" x 10'5" (4.09m x 3.18m)

A spacious double bedroom, having extensive fitted wardrobes with hanging rails and shelving and drawers. Radiator, six ceiling spotlights and double glazed window to the rear elevation.

#### BEDROOM 3

13'1" into bay x 10'10" (3.99m into bay x 3.30m)

A spacious double bedroom, with radiator and double glazed bay window to the front elevation with fitted window shutter.

#### BEDROOM 4

8'1" x 7'8" (2.46m x 2.34m)

With radiator, four ceiling spotlights and double glazed window to the front elevation with fitted window shutter.

## **FAMILY BATHROOM**

7'8" x 7'7" (2.34m x 2.31m)

Having a modern four piece white suite with chrome fittings comprising a tiled inset bathtub with mixer tap and shower handset. Separate tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Chrome heated towel rail, four ceiling spotlights, part tiled walls, extractor fan and obscure double glazed window to the rear elevation.

## **SECOND FLOOR**

### **MASTER BEDROOM 1**

11'11" x 11'3" (3.63m x 3.43m)

a superb top floor master bedroom, having fitted wardrobes with hanging rails. Oak flooring, radiator, access to eaves storage and double glazed window to the rear elevation.

### **EN SUITE**

7'8" x 5'0" (2.34m x 1.52m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, part tiled walls, extractor fan, two ceiling spotlights and velux roof window to the front elevation.

### **INTEGRAL SINGLE GARAGE**

16'2" x 8'5" (4.93m x 2.57m)

Equipped with power and light. Housing the Worcester Bosch Greenstar combi boiler. Up and over door and personal door through to the utility room.

### **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**

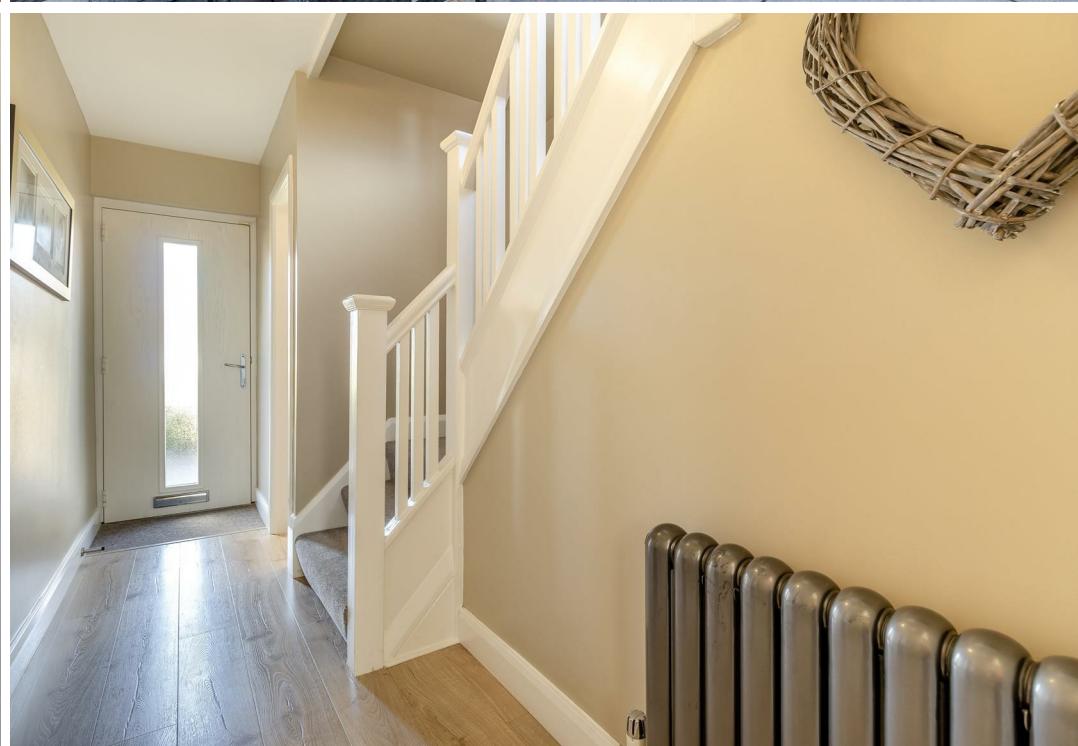
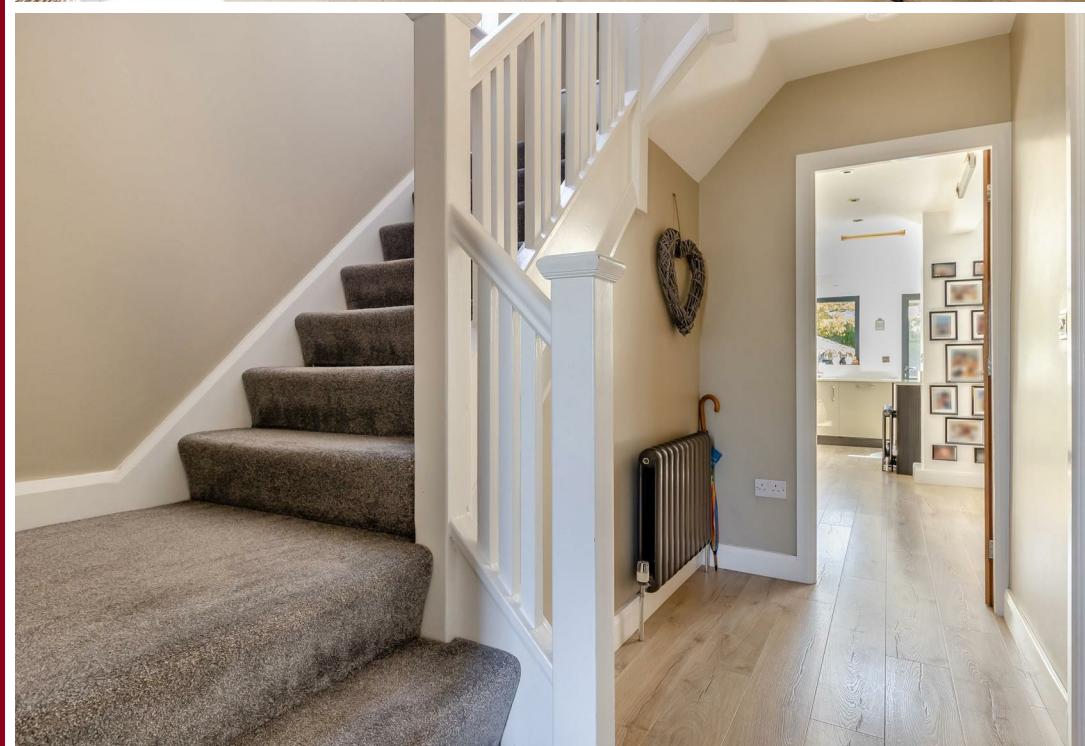
All mains services are connected.

### **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**

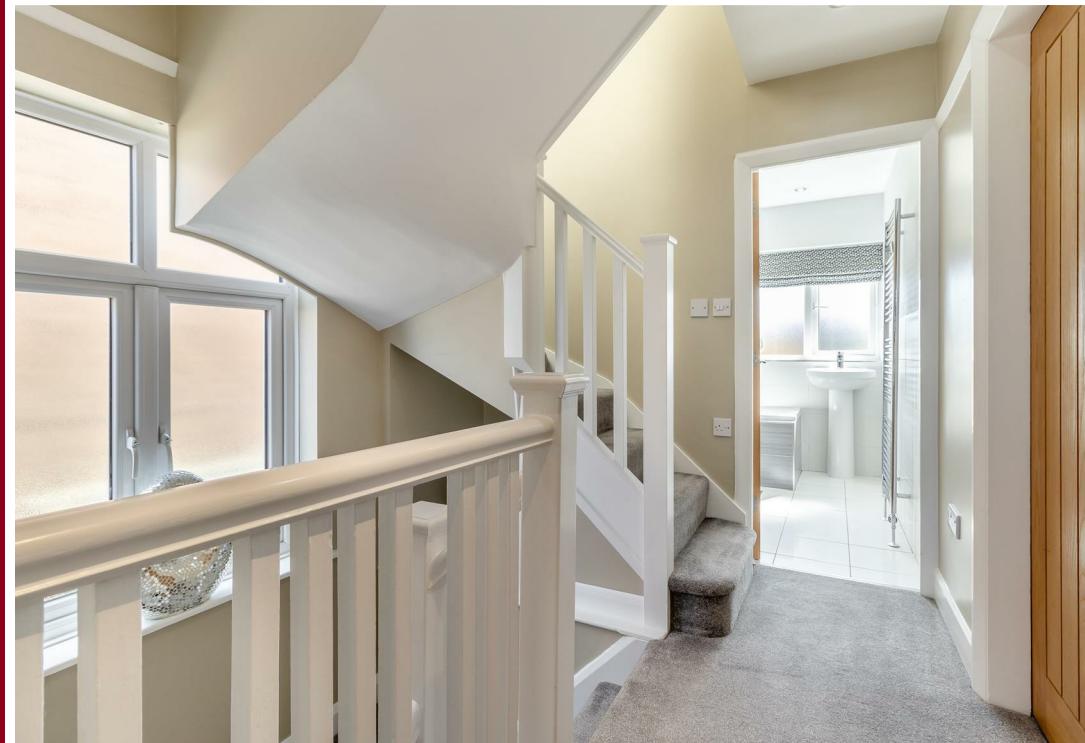
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.







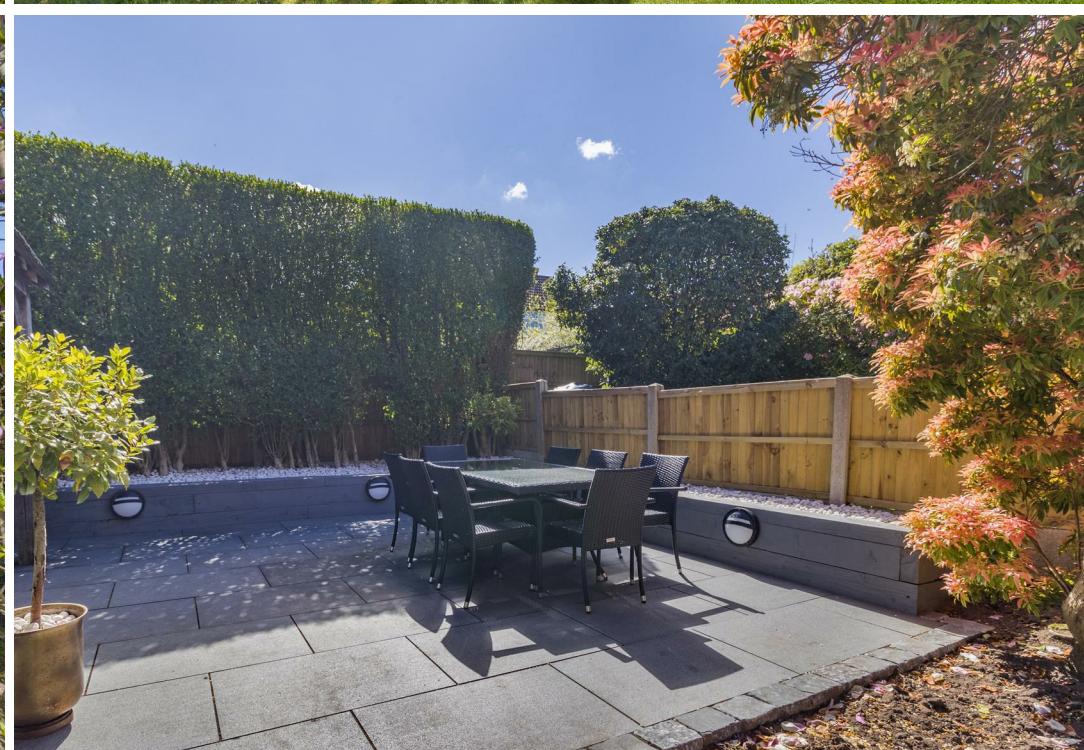








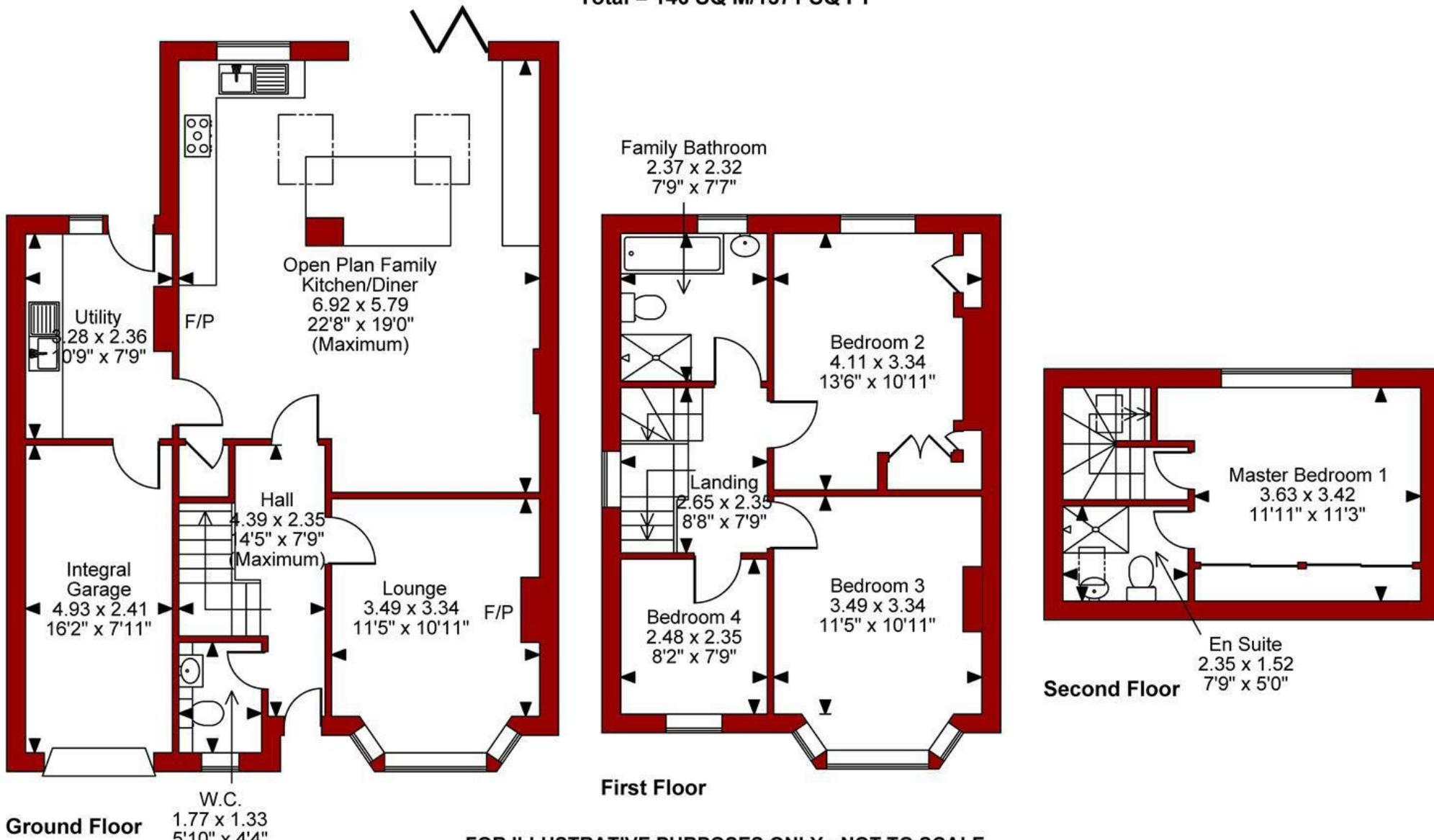






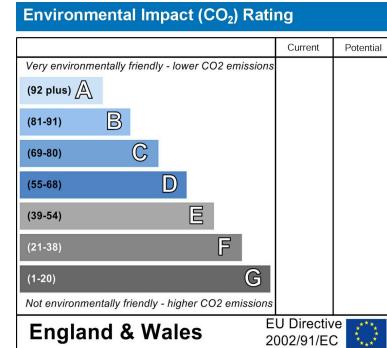
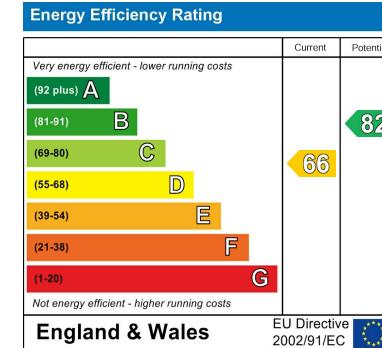
### Garth Road, Mansfield

Approximate Gross Internal Area  
Main House = 134 SQ M/1446 SQ FT  
Integral Garage = 12 SQ M/125 SQ FT  
Total = 146 SQ M/1571 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



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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