



**19 Regal Drive, Mansfield, Nottinghamshire,
NG18 4DU**

£345,000

Tel: 01623 626990

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

- Modern Detached Family House
- En Suite & Family Bathroom
- Kitchen & Utility Room
- South Facing Walled Rear Garden
- Cul-De-Sac Development
- Four Bedrooms
- Three Reception Rooms
- Driveway & Detached Single Garage
- Sought After Residential Address
- Close to Excellent Facilities

A modern four bedroom detached family house built by Miller Homes in 2014, situated on this highly regarded cul-de-sac off Berry Hill Lane within close proximity to a variety of excellent facilities and schooling.

The property has well presented accommodation arranged over two floors with UPVC double glazing and gas central heating from a new boiler installed approximately two years ago and Hive heating control. The accommodation comprises an entrance hall, cloakroom/WC, study, bay fronted lounge, dining room, kitchen, and a utility room. The first floor landing leads to a spacious main bedroom with fitted wardrobes and an en suite. There are three further bedrooms and a family bathroom.

OUTSIDE

The property has gardens to three sides and benefits from a south facing walled rear garden. The rear garden is mainly laid to lawn with a large porcelain patio, and a pathway to the rear leads to gated access onto the driveway. There is a lawned frontage which extends to the side and steps lead to the main entrance door. There is a tandem tarmacadam driveway to the rear of the property providing off road parking for two cars which leads to the detached single garage equipped with power and light.

A COMPOSITE FRONT ENTRANCE DOOR WITH SIDE LIGHT POINT PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

10'6" x 6'11" (3.20m x 2.11m)

With Karndean floor, radiator, double power point, smoke alarm, understairs storage cupboard and stairs leading to the first floor landing.

CLOAKROOM/WC

4'8" x 2'11" (1.42m x 0.89m)

Having a modern two piece suite comprising a low flush WC. Corner pedestal wash hand basin with mixer tap and tiled splashbacks. Radiator, Karndean floor and obscure double glazed window to the front elevation.

STUDY

8'2" x 7'11" (2.49m x 2.41m)

A dual aspect reception room with Karndean floor, radiator and double glazed windows to the front elevation.

LOUNGE

13'10" x 13'2" into bay (4.22m x 4.01m into bay)

With Karndean floor, two radiators and double glazed bay window to the front elevation.

DINING ROOM

11'6" x 11' (3.51m x 3.35m)

With radiator, Karndean floor, television point, double glazed window to the front elevation and double glazed patio door leading out on to the south facing rear garden. Open plan to:

KITCHEN

11'6" x 11' (3.51m x 3.35m)

Having a range of modern cabinets comprising wall cupboards, base units and drawers with working surfaces over. Inset one and a half bowl stainless steel sink with drainer and mixer tap. Integrated appliances including a fridge, freezer, double oven, five ring gas hob with stainless steel splashback and stainless steel extractor hood above. Karndean floor, fitted breakfast bar, radiator, double glazed window to the rear elevation.

UTILITY ROOM

6'10" x 5'7" (2.08m x 1.70m)

Having a single base unit, working surfaces over and an inset stainless steel sink with drainer and mixer tap. Wall mounted gas central heating boiler and plumbing for a washing machine. Radiator, Karndean floor and obscure double glazed composite rear entrance door.

FIRST FLOOR LANDING

With loft hatch leading to a boarded loft and airing cupboard housing the Megaflo hot water cylinder.

MASTER BEDROOM 1

12'2" x 11'8" (3.71m x 3.56m)

Having two sets of double fitted wardrobes with hanging rail and shelving. Radiator, television point and double glazed window to the rear elevation.

EN SUITE

6'11" x 5'7" (2.11m x 1.70m)

Having a modern three piece white suite with chrome fittings comprising a corner tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, radiator, extractor fan and obscure double glazed window to the rear elevation.

BEDROOM 2

13'11" into alcove x 11'5" (4.24m into alcove x 3.48m)

With radiator, television point and double glazed window to the front elevation.

BEDROOM 3

11'4" x 8'2" (3.45m x 2.49m)

A dual aspect bedroom with radiator, television point and two double glazed windows to the front elevation.

BEDROOM 4

11'5" max x 7'9" max (3.48m max x 2.36m max)

A dual aspect bedroom with radiator and two double glazed windows to the front elevation.

FAMILY BATHROOM

7'3" x 5'7" (2.21m x 1.70m)

Having a modern three piece white suite with Hansgrohe chrome taps comprising a panelled bath with mixer tap. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, radiator, extractor fan and obscure double glazed window to the front elevation.

DETACHED SINGLE GARAGE

19'8" x 10'0" (5.99m x 3.05m)

Equipped with power and light. Up and over and 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

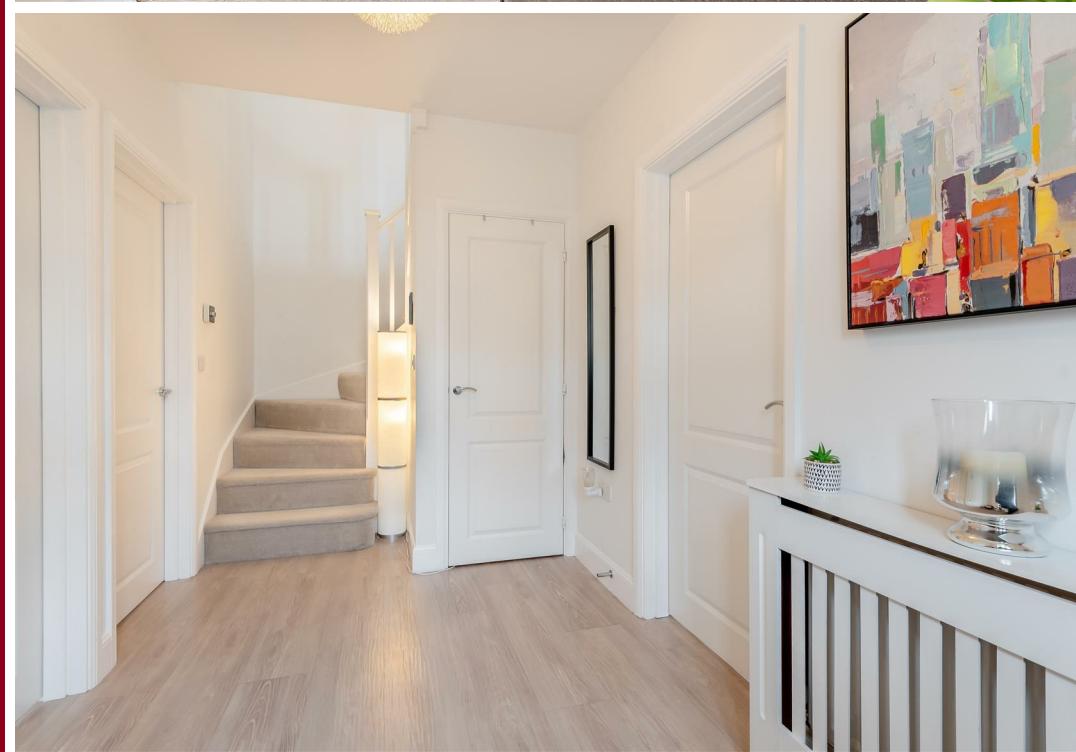
All mains services are connected.

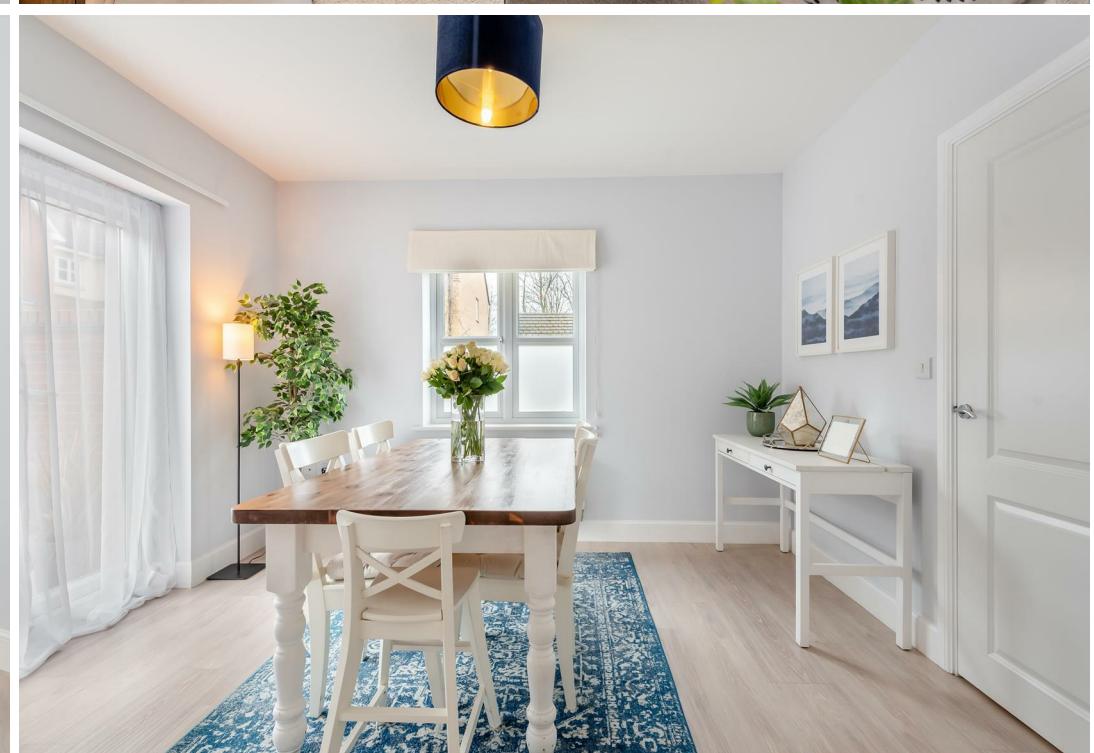
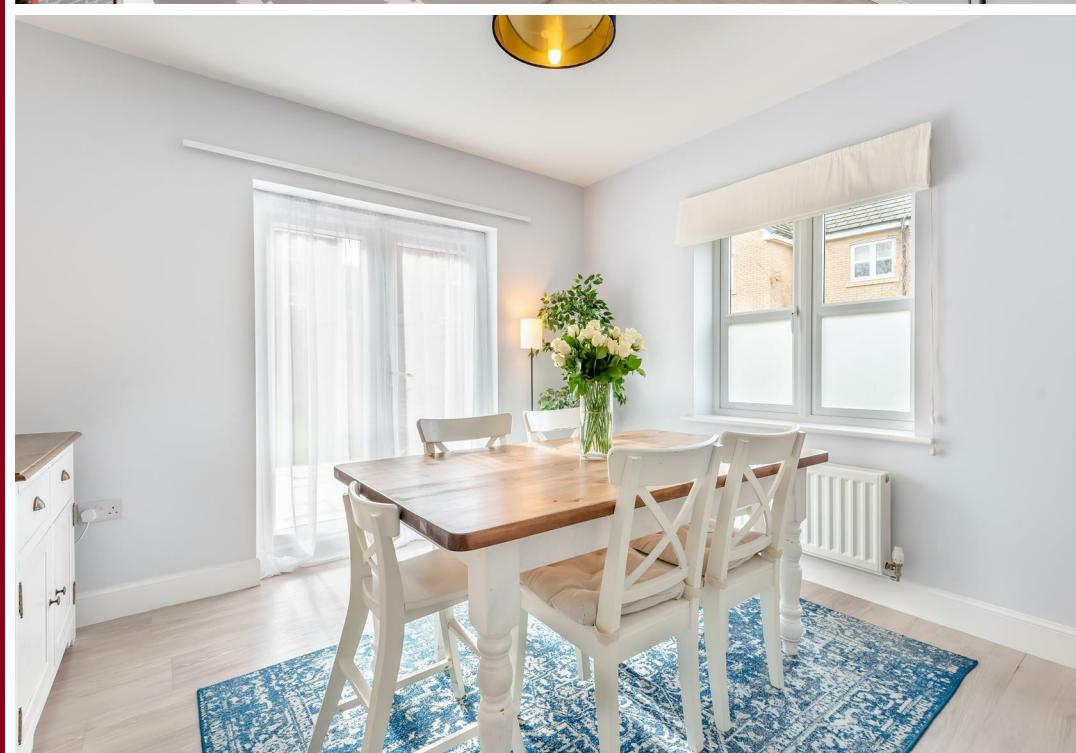
MORTGAGE ADVICE

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.











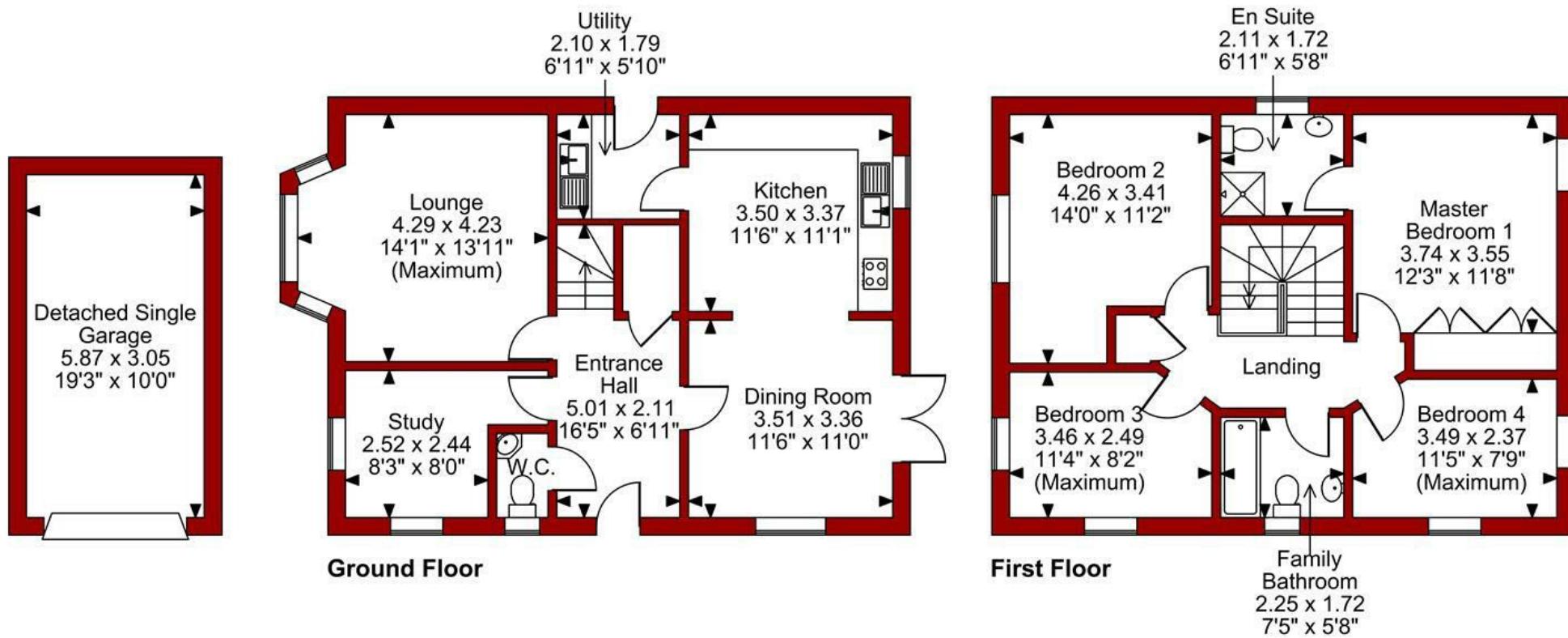








Regal Drive, Mansfield
Approximate Gross Internal Area
Main House = 129 SQ M / 1392 SQ FT
Detached Single Garage = 18 SQ M / 193 SQ FT
Total = 147 SQ M / 1585 SQ FT



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		
(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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