



**19 Bird Close, Mansfield, Nottinghamshire,
NG18 4AZ**

No Chain £239,950
Tel: 01623 626990

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

- Extended Link-Detached House
- Master Bedroom with Dressing Room
- New Combi Boiler (2024)
- Garage Conversion to Study
- Close Proximity to Local Amenities
- Two Bedrooms (Previously 3 Beds)
- Large Open Plan Living/Dining/Kitchen
- UPVC Double Glazed Sash Windows
- Driveway & South Facing Rear Garden
- Popular Suburban Location

An extended, two bedroom link-detached house built by Bryant Homes in the 1990s with a south facing rear garden, situated in a popular suburban location off Berry Hill Lane/Johnson Drive at the end of a pleasant cul-de-sac within close proximity to excellent facilities and schooling.

The property has been extended to the rear on the ground floor with living accommodation comprising a downstairs WC and a large, 10m open plan living/dining/kitchen with island and sliding patio door leading out onto the south facing rear garden. The first floor layout has been altered to provide a master bedroom suite with a dressing room which was previously bedroom three. There is a second bedroom and a bathroom with a bath and separate shower. The property benefits from UPVC sash double glazed windows and gas central heating from a new combi boiler installed in 2024.

The property is offered to the market with the benefit of no upward chain and viewings can be arranged by appointment with the selling agent.

OUTSIDE

The property has a low maintenance frontage laid to block paving adjacent to a driveway leading to a garage store. To the rear of the property, there is an enclosed, low maintenance landscaped garden featuring a paved patio on two levels with fitted seating. The paving continues to the side of the house with access to the garage conversion utilised as a study with electric underfloor heating, ceiling spotlights and tiled floor. The garden continues with a good sized block paved patio and ample raised flowerbeds. There is external lighting and power, and an outside tap.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

OPEN PLAN LIVING/DINING/KITCHEN

33'2" x 13'6" max (10.11m x 4.11m max)

(12'0" into living area). An extended and substantial open plan living/dining/kitchen, with wood floor to the living area, feature exposed brick wall, two vertical floor-to-ceiling contemporary brushed chrome radiators, ample ceiling spotlights, double glazed bay window to the front elevation, understairs storage cupboard and a contemporary staircase with glass balustrade and brushed chrome handrail leads to the first floor landing. The kitchen/dining space has wall cupboards, base units and drawers with work surfaces over. Integrated Neff double oven, four ring gas hob and extractor hood above. Integrated microwave and integrated Neff coffee machine. Integrated fridge/freezer. There is a triangular shaped central

island with base units, integrated slimline Neff dishwasher, ample work surfaces with space for stools underneath and an inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Tiled effect vinyl floor, ample ceiling spotlights, two large velux roof windows to the rear elevation and sliding patio door leading out onto the south facing rear garden.

DOWNSTAIRS WC

6'2" x 2'3" (1.88m x 0.69m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with a contemporary wash hand basin with chrome mixer tap mounted on a thick work surface with additional shelf beneath. Tiled floor, two ceiling spotlights and obscure double glazed window to the front elevation.

FIRST FLOOR LANDING

With mirrored wall, four ceiling spotlights and loft hatch with ladder attached.

MASTER BEDROOM 1

11'8" x 9'3" (3.56m x 2.82m)

With radiator, five ceiling spotlights, double glazed sash window to the front elevation and sliding doors open to:

DRESSING ROOM/FORMER BEDROOM 3

8'9" x 5'10" (2.67m x 1.78m)

Previously bedroom three, the room is utilised as a dressing room with open fitted furniture with double hanging rails and ample shelving, drawers as well as a dressing table. Radiator, three ceiling spotlights and double glazed sash window to the front elevation.

BEDROOM 2

11'8" x 8'8" max (3.56m x 2.64m max)

(6'4" min). With radiator and double glazed sash window to the rear elevation.

BATHROOM

7'8" x 6'3" (2.34m x 1.91m)

Having a a modern four piece white suite with chrome fittings comprising a tiled inset bath with wall mounted mixer tap. Walk-in tiled shower enclosure. Wall hung wash hand basin with wall mounted mixer tap. Low flush WC. Tiled floor, tiled walls, seven ceiling spotlights, extractor fan, chrome heated towel rail and obscure double glazed sash window to the rear elevation.

GARAGE CONVERSION/STUDY

13'3" x 7'9" (4.04m x 2.36m)

A useful work from home office space with tiled floor, electric underfloor heating, six ceiling spotlights and cupboard housing the Worcester Bosch combi boiler.

GARAGE STORE

8'1" x 3'11" (2.46m x 1.19m)

With power and light points. Outside tap and up and over garage 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

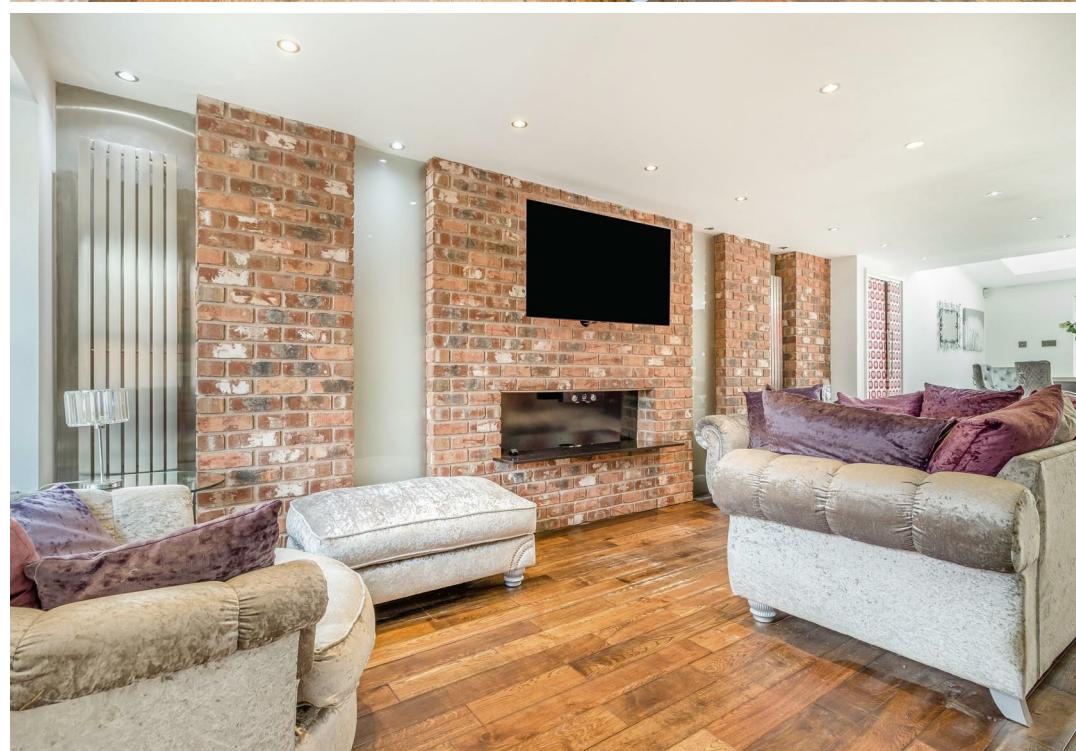
All mains services are connected.

MORTGAGE ADVICE

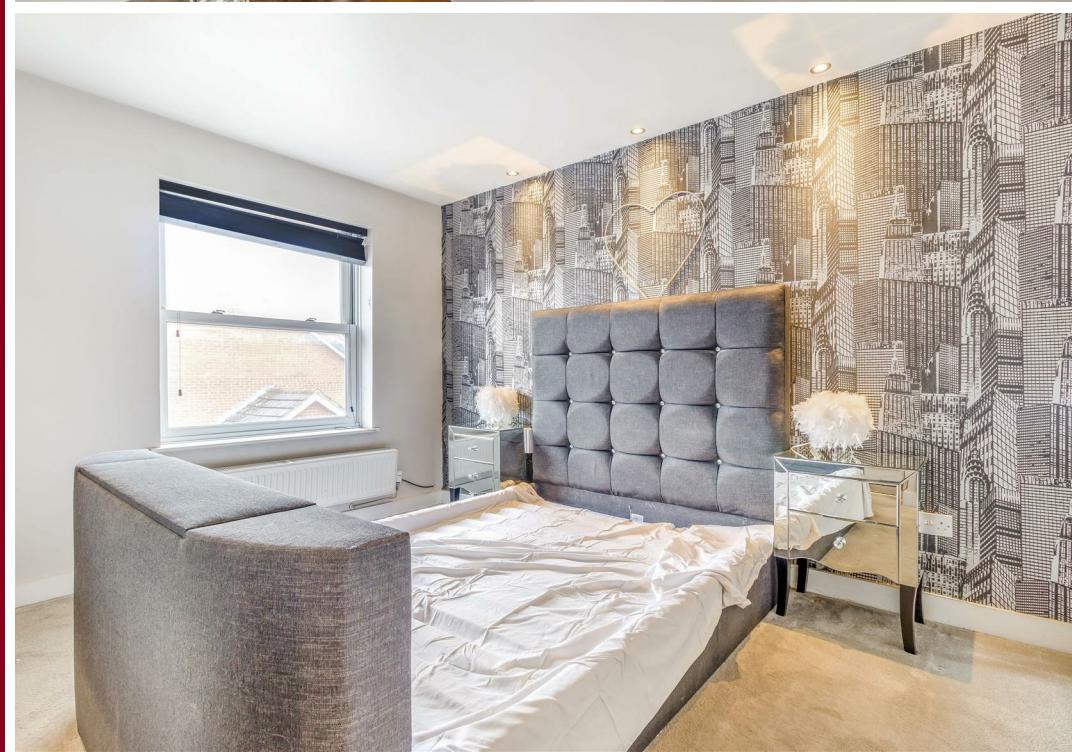
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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.



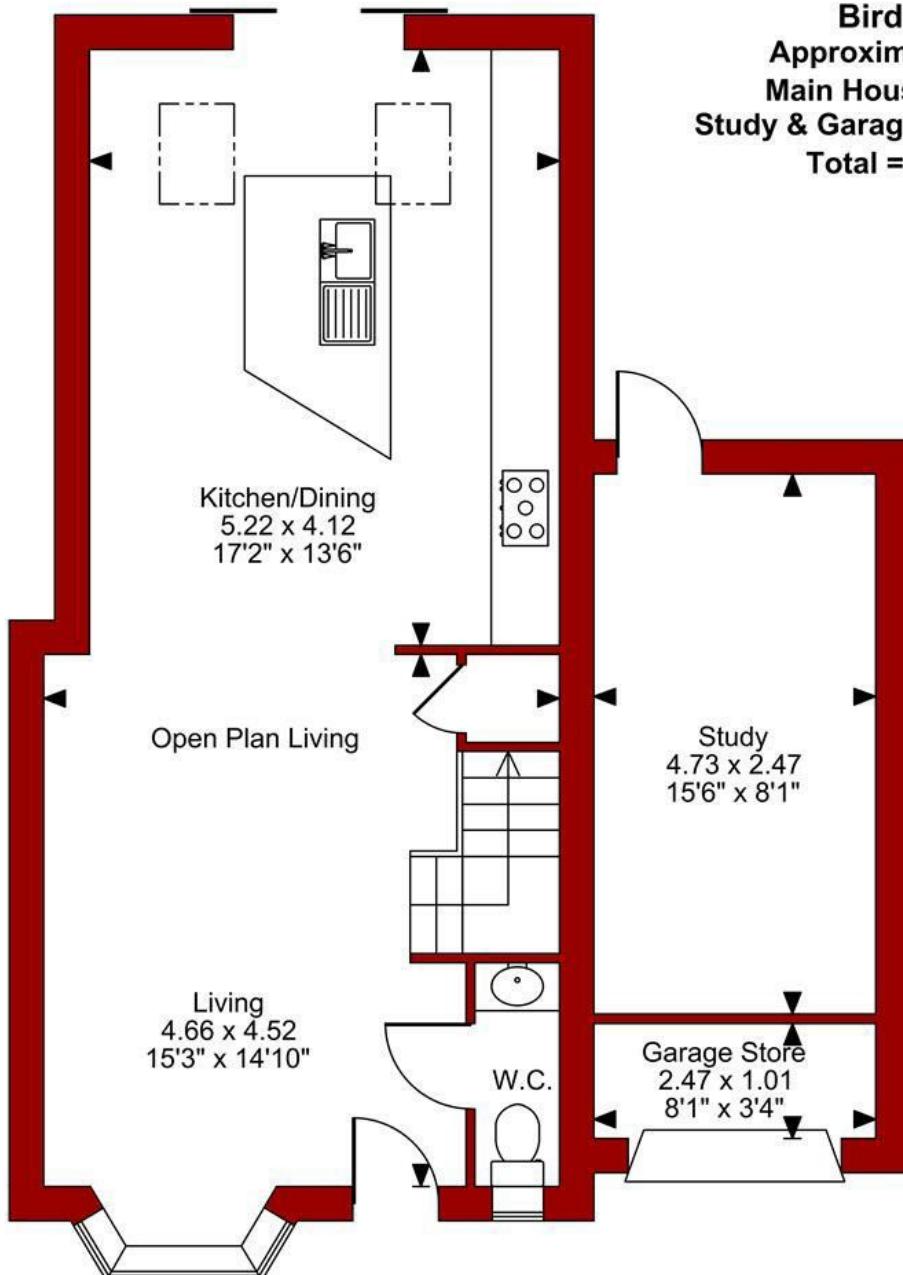




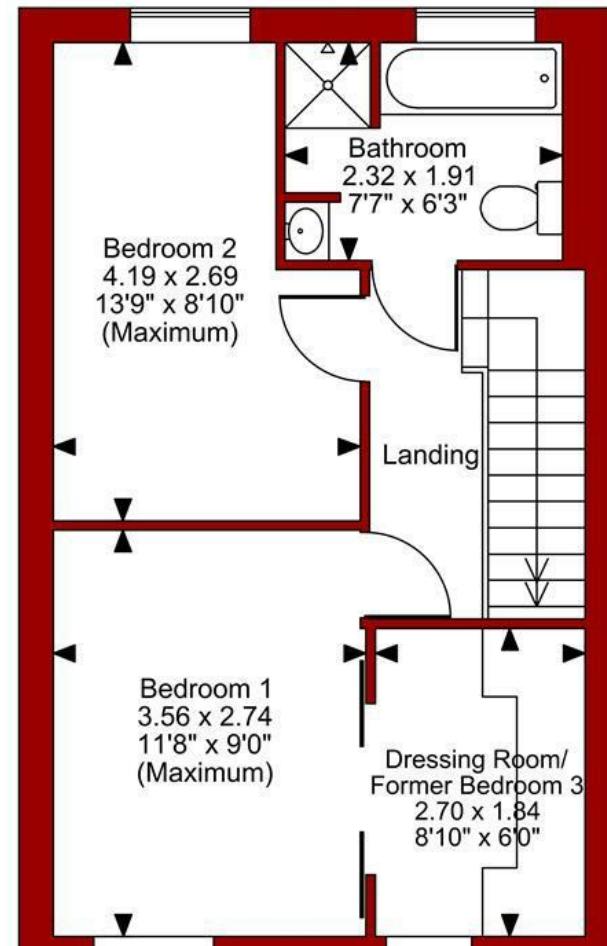








Bird Close, Mansfield
Approximate Gross Internal Area
Main House = 79 SQ M/848 SQ FT
Study & Garage Store = 14 SQ M/155 SQ FT
Total = 93 SQ M/1003 SQ FT



First Floor

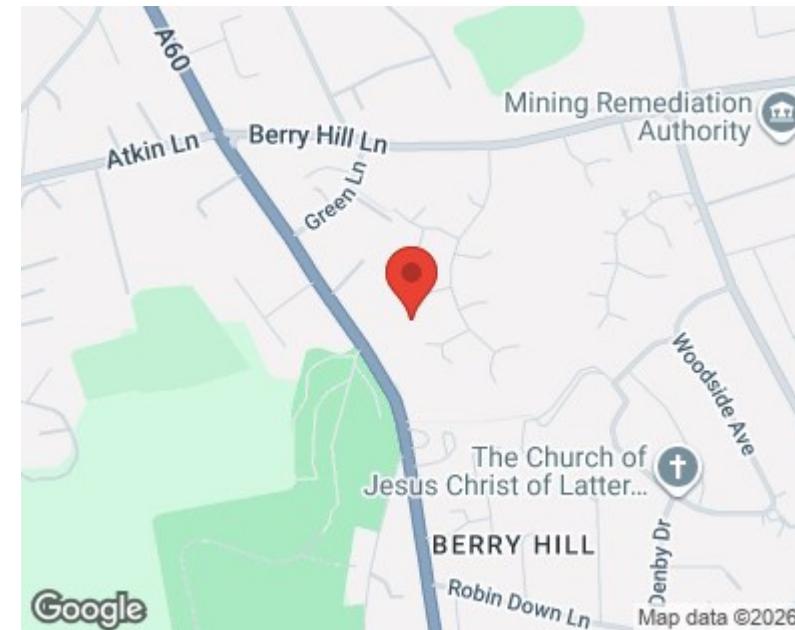
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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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