



11 Pinewood Drive, Mansfield,
Nottinghamshire, NG18 4PG

£599,995

Tel: 01623 626990

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

- Exceptional Detached Family Home
- Spacious Accommodation, 2,386 Sq Ft
- Modern En Suite & Family Bathroom
- Breakfast Kitchen & Utility Room
- Integral Double Garage
- Beautifully Appointed Throughout
- 5 Bedrooms & 2 Reception Rooms
- Stunning Conservatory
- Large Landscaped Plot 0.17 Acres
- Highly Desirable Berry Hill Location

An exceptional and beautifully appointed five bedroom detached family house presented in immaculate condition throughout, occupying a large landscaped plot extending to circa 0.17 of an acre or thereabouts with an integral double garage.

The property has undergone a comprehensive level of modernisation and improvement since 2018 with a great deal of thought and attention to detail to include; tasteful redecoration throughout, and a superb contemporary remote controlled electric fire in the lounge set back in a stunning purpose brick built inglenook. The property has new UPVC double glazed windows and doors – including a brand new front porch with ceiling lantern. The kitchen and utility have both been modernised with quality contemporary shaker cabinets and integrated appliances. One of this property's many selling features is the stunning brand new conservatory with a tinted glass roof and two sets of French doors leading out on to the rear garden.

The property has gas central heating and an alarm system, with a spacious layout of family living accommodation extending to circa 2,386 sq ft (excluding double garage). The ground floor layout comprises an entrance porch, entrance hall, cloakroom/WC, dining room, lounge, conservatory, breakfast kitchen and a utility room. The first floor galleried landing leads to a master bedroom with an en suite. There are four further good sized bedrooms and a family bathroom comprising a five piece suite. Four of the bedrooms have fitted wardrobes/storage facilities – including high quality Sharpes wardrobes to bedroom two.

The property stands back from Pinewood Drive with an extensive driveway frontage for numerous cars with a turning space and an integral double garage with a remote controlled electric door. The front garden is mainly laid to lawn with two gravel areas and a rockery piece to the side. To the rear of the property, there is a wonderful landscaped garden featuring an initial extensive paved patio which extends across to both sides of the conservatory offering ample seating space to entertain. There is a large central lawn leading to a delightful low maintenance garden area to the side and at the end of the plot. There is an artificial turf section with a solid base beneath with scope to house a summerhouse for example with a double power point to the side. There is a winding paved steps pathway with lighting and gravel to the borders and a variety of mature plants and shrubs. There are two water features and extensive low maintenance slate chippings. Beyond here, there is a lovely raised paved patio which enjoys the best of the afternoon sunshine with gravel section behind, and further steps and brick pathway leads to a second water feature and to the patio off the conservatory.

The property is located in a desirable Berry Hill location with internal viewing highly recommended.

A PAIR OF UPVC DOUBLE GLAZED FRENCH DOORS WITH DOUBLE GLAZED WINDOWS TO EACH SIDE PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

8'2" x 4'2" (2.49m x 1.27m)

With ceiling lantern, and connecting composite door with obscure glazed double glazed windowpanes to each side through to the:

ENTRANCE HALL

14'9" max x 14'5" (4.50m max x 4.39m)

With two radiators, attractive wood floor, six ceiling downlights, coving to ceiling, smoke alarm and stairs leading to the first floor galleried landing.

CLOAKROOM/WC

8'10" x 4'7" (2.69m x 1.40m)

Having a large L-shaped vanity unit, having a low flush WC with enclosed cistern. Wash hand basin with mixer tap and work surfaces to each side and storage cupboards beneath. There is a fitted mirror above the sink with six inset downlights above. Part tiled walls, radiator, attractive tiled and wood floor, obscure double glazed window to the front elevation and fitted cloaks cupboard.

DINING ROOM

11'5" x 10'11" (3.48m x 3.33m)

With radiator, coving to ceiling and sliding patio door through to the conservatory.

LOUNGE

21'11" x 11'11" (6.68m x 3.63m)

(Plus 10'9" x 3'4" inglenook fireplace). A stunning reception room, featuring a wonderful, purpose built walk-in inglenook fireplace with exposed brickwork to each side beneath a large beam. There is a contemporary stone fireplace with inset remote controlled electric log effect living flame fire. There are two ceiling downlights and double glazed windows to the front and rear elevations. This room is beautifully decorated and includes coving to ceiling, two radiators, double glazed window to the front elevation and sliding patio door provides access to the:

CONSERVATORY

21'3" x 14'6" (6.48m x 4.42m)

A truly stunning conservatory which was designed and built to be used all year round. There is a vaulted ceiling beneath an Ultra 86 tinted glass roof, two floor-to-ceiling contemporary radiators, ample double power points, ceiling light point, two wall light points, double glazed windows to the rear elevation and two separate sets of French doors leading out on to the delightful landscaped rear garden.

BREAKFAST KITCHEN

13'11" x 11'4" (4.24m x 3.45m)

A good sized breakfast kitchen with ample space for a table and chairs. The kitchen is fitted with contrasting contemporary shaker cabinets in light and dark grey comprising wall cupboards, base units and drawers with solid wood worktops above. Inset sink with drainer and mixer tap. Attractive tiled splashbacks which continue on two sides. There is a separate fitted cabinet in a contemporary dark grey colour with wall cupboards, base units and drawers, wood worktops and a chrome towel holder. Integrated appliances include a double Bosch oven, fridge/freezer, dishwasher and a five ring Neff glass gas hob. There are modern brushed metal double power points, attractive tiled effect vinyl floor, floor-to-ceiling contemporary radiator, connecting door to the dining room and a second door leads to the utility room.

UTILITY ROOM

13'0" x 5'11" (3.96m x 1.80m)

Having contemporary shaker wall and base units - including useful tall cabinets for housing ironing boards and vacuums etc, plus shelving. There are solid wood worktops and an inset sink with mixer tap and tiled splashbacks. Glow worm gas fired central heating boiler, plumbing for a washing machine, obscure double glazed window to the side elevation, and composite stable door leading out to the rear garden. Personal door through to the double garage.

FIRST FLOOR GALLERIED LANDING

21'5" x 10'1" max (6.53m x 3.07m max)

A large, light and airy galleried landing, featuring a continuation from the hallway with matching wood floor. There is a loft hatch with a ladder attached, smoke alarm and double glazed window to the front elevation.

MASTER BEDROOM 1

15'2" max x 12'8" (4.62m max x 3.86m)

A spacious double bedroom, having ample room for free standing furniture, plus useful eaves storage with a light point. Radiator, seven ceiling spotlights, two inset wall spotlights to each side of the bed, and double glazed window to the front elevation.

EN SUITE

8'11" x 4'5" (2.72m x 1.35m)

Having a contemporary three piece suite with chrome fittings comprising a tiled shower enclosure with wall mounted 'rain' shower. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail, extractor fan, built-in storage cupboard with ample shelving and obscure double glazed window to the side elevation.

BEDROOM 2

12'3" x 9'10" excluding wardrobes (3.73m x 3.00m excluding wardrobes)

A beautifully appointed and decorated, spacious second double bedroom, having quality Sharpes fitted wardrobes across one wall with double hanging rails, shelving and built-in

drawers. Radiator, coving to ceiling and double glazed window to the rear elevation with attractive feature wood shutters. This room also benefits from potential to put an en suite shower room in with plumbing already in place behind the wardrobes.

BEDROOM 3

11'2" x 9'11" (3.40m x 3.02m)

A third double bedroom, having fitted wardrobes with hanging rails and shelving above and mirror fronted sliding doors. Radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 4

10'11" x 9'1" (3.33m x 2.77m)

Another beautifully decorated double bedroom, having fitted wardrobes with hanging rails and shelving above and mirror fronted sliding doors. Radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 5

11'10" max x 9'0" (3.61m max x 2.74m)

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

FAMILY BATHROOM

11'5" x 9'9" (3.48m x 2.97m)

Having a contemporary five piece white suite with chrome fittings comprising a tiled inset bath with mixer tap and inset spotlights. There is tiling to all sides with a fitted mirror above. Separate tiled shower cubicle with 'rain' shower and additional shower handset. Large vanity unit with inset wash hand basin with mixer tap, work surfaces to each side and extensive storage cupboards and drawers above and beneath. There is a fitted mirror above the sink with two inset spotlights above. Low flush WC with enclosed cistern. Bidet with mixer tap. Heated towel rail, fully tiled walls, attractive tiled effect vinyl floor, three ceiling spotlights, extractor fan, obscure double glazed window to the side elevation, and fitted linen cupboard with sliding fronted doors.

OUTSIDE

The property stands back from Pinewood Drive and occupies a large landscaped plot extending to circa 0.17 of an acre (688 m²) with gardens to the front and rear. The frontage includes an extensive driveway for numerous cars with a turning space and an integral double garage with a remote controlled electric door. The front garden is mainly laid to lawn with two gravel areas and a rockery piece to the side. A paved pathway leads to a wide timber side gate which leads to a wide paved pathway providing an excellent space to keep bins etc and ample room to house a shed. Beyond here brings you to the wonderful landscaped rear garden featuring an extensive paved patio with brick detailing. There is a raised pebble flowerbed to one side and a large central lawn providing access to a delightful low maintenance garden area to the side and at the end of the plot. There is an artificial turf section with a solid base beneath with scope to house a summerhouse for example with a double power point to the side. There is a winding paved steps pathway with lighting and

gravel to the borders and a variety of mature plants and shrubs. There are two water features and extensive low maintenance slate chippings. Beyond here, there is a lovely raised paved patio which enjoys the best of the afternoon sunshine with gravel section behind, and further steps and brick pathway leads to a second water feature and additional patio off the conservatory.

INTEGRAL DOUBLE GARAGE

17'6" x 17'0" (5.33m x 5.18m)

Having ample shelving, gas meter, electricity meter and consumer unit, obscure double glazed window to the side elevation and remote controlled electric up and over door. 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 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.

















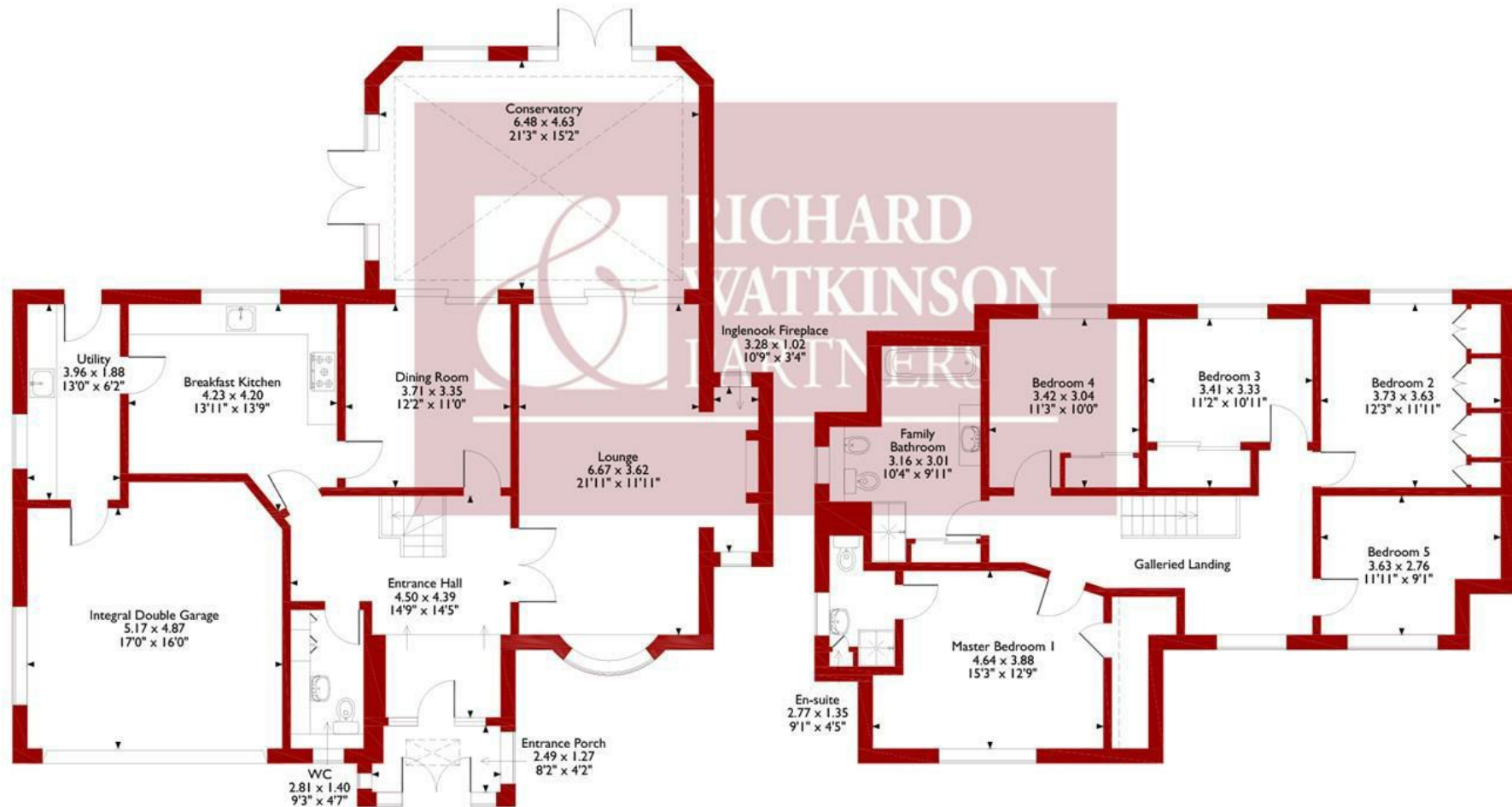








Pinewood Drive, Mansfield
Approximate Gross Internal Area
Main House = 222 SQ M / 2386 SQ FT
Garage = 27 SQ M / 294 SQ FT
Total = 249 SQ M / 2680 SQ FT



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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		
	61	76
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 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



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