



**Meadowbank, 78 Delamere Drive, Mansfield,  
Nottinghamshire, NG18 4DF**

**Offers In The Region Of £430,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Detached Family Home
- 4/5 Bedrooms
- Kitchen/Breakfast Room & Utility
- Good Sized Plot & Large Integral Garage
- Direct Access onto Spider Park
- Extended & Refurbished Throughout
- 3 Bath/Shower Rooms
- Lounge & Separate Dining Room
- Double Block Paved Driveway
- No Upward Chain

An extended 4/5 bedroom detached house offering spacious family living accommodation arranged over two floors in a highly regarded suburban location within close proximity to excellent local facilities.

Meadowbank was originally built as a three bedroom house before our clients commissioned significant extensions and full refurbishment of the property in 2014. The property was extended on the ground floor to the front and rear elevations creating a larger hallway, dining room and garage. To the rear elevation a new kitchen was fitted as well as being extended with a vaulted ceiling area with two velux roof windows and bi-fold doors allowing an abundance of natural light into the room. In addition, a lobby area, shower room and utility with vaulted ceiling and velux roof window was built behind the garage. At first floor level a new bedroom and en suite was built over the garage.

The property is presented in excellent condition throughout with a ground floor layout of accommodation comprising an entrance hall, dining room/bedroom 5, 20ft dual aspect lounge, superb open plan kitchen/breakfast room, lobby, modern shower room and utility. The first floor landing leads to four bedrooms, a modern en suite shower room and a family bathroom. The property has UPVC double glazing and gas central heating from a Baxi combi boiler. The electrics, central heating and alarm system were all updated in 2014 during the same time the extension works were being completed.

Meadowbank occupies a good sized plot backing onto an open wooded area with a gate at the end of the rear garden giving access onto Spider Park playing fields. There are two block paved driveways providing ample off road parking which leads to a large 22ft integral garage. In addition, there are double gates to the left hand side of the house which leads through to a useful block paved hardstanding area to keep a shed and bins for example. To the rear of the property, there is a good sized garden featuring an extensive block paved patio extending the full width of the house. Beyond here, there is a low retaining walled boundary and central lawn with shrubs and plants to the borders.

Overall, this is a superb opportunity to acquire a lovely family home offered to the market with the benefit of no upward chain. Viewing is highly recommended.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### **ENTRANCE HALL**

17'4" x 5'9" max (5.28m x 1.75m max)

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

#### **LOUNGE**

20'0" x 11'9" (6.10m x 3.58m)

A spacious dual aspect reception room, having a modern inset log effect living flame electric fire. Laminate floor, two radiators, coving to ceiling and double glazed windows to the front and rear elevations.

#### **DINING ROOM/BEDROOM 5**

14'6" x 9'2" (4.42m x 2.79m)

A versatile room which could be utilised as a reception room or fifth bedroom. With cushioned vinyl floor, radiator, coving to ceiling and double glazed window to the front elevation.

#### **OPEN PLAN KITCHEN/BREAKFAST ROOM**

16'10" x 15'3" (5.13m x 4.65m)

A superbly appointed contemporary kitchen/breakfast room, featuring a range of contemporary cabinets with brushed metal handles comprising wall cupboards with under lighting, base units, and drawers with laminate worktops above. There is a large pull out larder cupboard and an inset ceramic sink with chrome pull down mixer tap. There is a fitted island on two levels with ample seating area. Integrated stainless steel appliances include a Gorenje electric oven and a Neff warming drawer. There is a CDA induction hob and stainless steel extractor hood above. Integrated Gorenje dishwasher. Space for a fridge/freezer. Wine rack, tiled floor, coving to ceiling, ample ceiling spotlights, contemporary heated radiator, plinth heater, smoke alarm, vaulted ceiling and two velux roof windows at the end of the room with double glazed window and bi-fold doors to the rear elevation leading out onto the garden.

#### **LOBBY**

10'2" x 2'9" (3.10m x 0.84m)

With tiled floor and open plan through to the utility. Doors leading to the shower room and integral garage.

#### **SHOWER ROOM**

8'0" x 4'9" (2.44m x 1.45m)

Having a beautifully appointed modern three piece white suite with chrome fittings comprising a large tiled shower enclosure. Pedestal wash hand basin with mixer tap and chrome towel rail beneath. There is a fitted cabinet above the sink with mirror fronted doors. Low flush WC. Modern tiling to the floor and walls, shaver point, chrome heated towel rail, two ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

#### **UTILITY**

8'5" x 6'7" (2.57m x 2.01m)

Having wall and base units with laminate worktops above. Plumbing for a washing machine and space for a tumble dryer. Cupboard housing the Baxi gas fired combi boiler. Tiled floor, radiator, three ceiling spotlights, extractor fan, partial vaulted ceiling with velux roof window to the rear elevation. In addition, there is a double glazed window and composite door to the rear elevation leading out to the garden.

## FIRST FLOOR LANDING

Having a large linen cupboard. Radiator, loft hatch, smoke alarm and double glazed window to the rear elevation.

## MASTER BEDROOM 1

14'8" x 10'10" (4.47m x 3.30m)

A good sized master bedroom, having fitted wardrobes in an L-shaped configuration with ample hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the front elevation.

## BEDROOM 2

12'2" x 7'11" (3.71m x 2.41m)

Having two sets of fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the front elevation.

## EN SUITE

7'10" x 7'2" max (2.39m x 2.18m max)

Having a beautifully appointed three piece white suite with chrome fittings comprising a tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Modern part tiled walls, shaver point, chrome heated towel rail, two ceiling spotlights, extractor fan, good sized fitted cabinet with mirror fronted door and obscure double glazed window to the rear elevation.

## BEDROOM 3

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

With radiator, coving to ceiling and double glazed window to the rear elevation.

## BEDROOM 4

9'3" x 8'2" (2.82m x 2.49m)

Having a built-in wardrobe with hanging rail. Radiator, coving to ceiling and double glazed window to the front elevation.

## FAMILY BATHROOM

8'1" x 6'2" (2.46m x 1.88m)

Having a beautifully appointed three piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower handset. Pedestal wash hand basin with mixer. Low flush WC. Modern part tiled walls, shaver point, chrome heated towel rail, two ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

## OUTSIDE

The property occupies a good sized plot in a popular suburban area off Forest Road within close proximity to a wide range of local amenities and schooling. The property backs onto an open wooded area with a gate at the end of the rear garden giving access onto Spider Park playing fields. There are two block paved driveways providing ample off road parking which leads to a large 22ft integral garage with a remote controlled electric up and over door. In addition, there are double gates to the left hand side of the house which leads through to a

useful block paved hardstanding area to keep a shed and bins for example. On the other side of the house, there is also a gated access which leads to the rear garden. To the rear of the property, there is a good sized garden featuring an extensive block paved patio extending the full width of the house. Beyond here, there is a low retaining walled boundary and central lawn with shrubs and plants to the borders. There are external power points and a water tap.

## LARGE INTEGRAL GARAGE

22'3" x 8'0" min (6.78m x 2.44m min)

Equipped with power and light. Remote controlled electric up and over door. Obscure double glazed window to the side elevation, gas meter, electricity meter and consumer unit.

## 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.







































Delamere Drive, Mansfield  
Approximate Gross Internal Area  
Main House = 154 Sq M/1658 Sq Ft  
Garage = 19 Sq M/204 Sq Ft  
Total = 173 Sq M/1862 Sq Ft



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		
	68	76
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



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Surveyors, Estate Agents, Valuers, Auctioneers