



**5 Columbia Avenue, Mansfield,
Nottinghamshire, NG18 3LD**

£295,000

Tel: 01623 626990

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

- Traditional Detached House
- 3 Bedrooms & Family Bathroom
- Lounge & Garden Room
- Block Paved Driveway
- Highly Regarded Cul-De-Sac Location
- Extended to Rear in 2014
- Open Plan Dining Kitchen
- Beautifully Appointed Throughout
- Detached Single Garage
- Enclosed Landscaped Rear Garden

An extended, traditional, three bedroom detached house presented in immaculate condition throughout with a good sized rear garden and a detached single garage. The property is within the catchment area for the popular Wynndale Drive Primary School and within a short five minute walk away.

The property was built in the 1930s and has been owned by our clients for more than three decades. The property was extended in 2014 to the rear at ground floor level creating a spacious open plan dining kitchen and a garden room. At the same time, our clients obtained planning permission under planning reference 2014/0008/FP for a loft conversion for a bedroom and en suite with a new staircase access off the existing third bedroom. This planning permission has now lapsed but could be reinstated.

The property is beautifully appointed throughout with modern and contemporary fixtures and fittings, gas central heating, UPVC double glazing and engineered oak flooring throughout the ground floor. The layout of living accommodation comprises an entrance hall, cloakroom/WC, lounge, a spacious open plan dining kitchen with a full range of integrated appliances and French doors opening to a garden room which also has French doors which lead out onto the decked patio. The first floor landing leads to three bedrooms and a fully tiled modern bathroom with bath and a separate shower.

OUTSIDE

The property is situated in a highly regarded suburban location on an established cul-de-sac off Big Barn Lane. The property stands back behind a low walled frontage with a block paved driveway which leads to double gated entrance down the side of the property where there is further block paving leading to a detached single garage equipped with power and light. A gate between the house and garage provides access to the rear garden. The front garden is laid to lawn with plants and shrubs, and the block paving extends across the front bay window. To the rear of the property, there is a good sized and beautifully maintained garden enclosed on all sides by established hedgerow boundaries. There is a stone and cobbled patio and path which leads to gated access onto a large decked patio. Beyond here, there is a continuation of the cobbled path which leads to an immaculately kept lawn, a circular paved patio, gravel border to the side and there are a range of mature plants and shrubs at the end of the garden.

AN OPEN FRONTED STORM PORCH WITH CEILING LIGHT POINT LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS TO THE:

ENTRANCE HALL

13'3" x 5'11" (4.04m x 1.80m)

With radiator, engineered oak floor, coving to ceiling, double glazed window to the side elevation, stairs to the first floor landing and understairs storage cupboard with engineered oak flooring and a double power socket.

CLOAKROOM/WC

7'5" x 2'7" (2.26m x 0.79m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap, tiled splashbacks and storage cupboard beneath. Chrome heated towel rail, engineered oak flooring, ceiling spotlight, extractor fan and obscure double glazed window to the side elevation.

LOUNGE

13'1" into bay x 12'6" (3.99m into bay x 3.81m)

A beautifully appointed reception room, featuring a marble fireplace with inset coal effect gas fire. Engineered oak flooring, radiator, coving to ceiling and double glazed bay window to the front elevation. Oak bi-fold doors lead through to the:

OPEN PLAN DINING KITCHEN

19'9" max x 18'10" (6.02m max x 5.74m)

(11'8" into dining area). A superb, open plan dining kitchen, having a range of contemporary shaker cabinets comprising wall cupboards, base units and drawers complemented by black granite worktops. Inset stainless steel sink with chrome swan neck mixer tap and drainer built into the worktop. Integrated Neff cooking appliances include a single oven and separate combination microwave oven. Integrated Neff four ring gas hob with Neff stainless steel chimney extractor hood above. Integrated CDA slimline dishwasher. Integrated fridge/freezer. Integrated washing machine and integrated tumble dryer. There are ample ceiling spotlights, engineered oak floor, two radiators, vertical radiator, coving to ceiling and fireplace with electric fire in the dining area, double glazed windows to the side and rear elevations, velux roof window to the rear elevation, UPVC door leading out onto the rear garden, and UPVC French doors open to:

GARDEN ROOM

10'6" x 9'1" max (3.20m x 2.77m max)

With eight ceiling spotlights, radiator, engineered oak flooring, velux roof window to the rear elevation and French doors leading out onto the rear garden.

FIRST FLOOR LANDING

7'1" x 7'0" max (2.16m x 2.13m max)

With coving to ceiling and obscure double glazed window to the side elevation.

BEDROOM 1

12'6" x 11'5" (3.81m x 3.48m)

A spacious double bedroom, having extensive fitted wardrobes with hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 2

11'8" x 11'6" (3.56m x 3.51m)

With airing cupboard housing the Baxi gas central heating boiler. Radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 3

7'1" x 5'10" (2.16m x 1.78m)

With radiator, loft hatch and double glazed window to the front elevation.

FAMILY BATHROOM

8'5" x 6'10" (2.57m x 2.08m)

Having a modern four piece white suite with chrome fittings comprising a bathtub with swan neck mixer tap and pencil shower attachment. Separate shower cubicle with Aqualisa electric shower. Wall hung Utopia wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail, fully tiled walls, radiator, five ceiling spotlights, extractor fan and obscure double glazed windows to the side and rear elevations.

DETACHED SINGLE GARAGE

17'7" x 8'3" (5.36m x 2.51m)

Equipped with power and light. Up and over door. UPVC double glazed window to the rear elevation and UPVC side entrance 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 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.

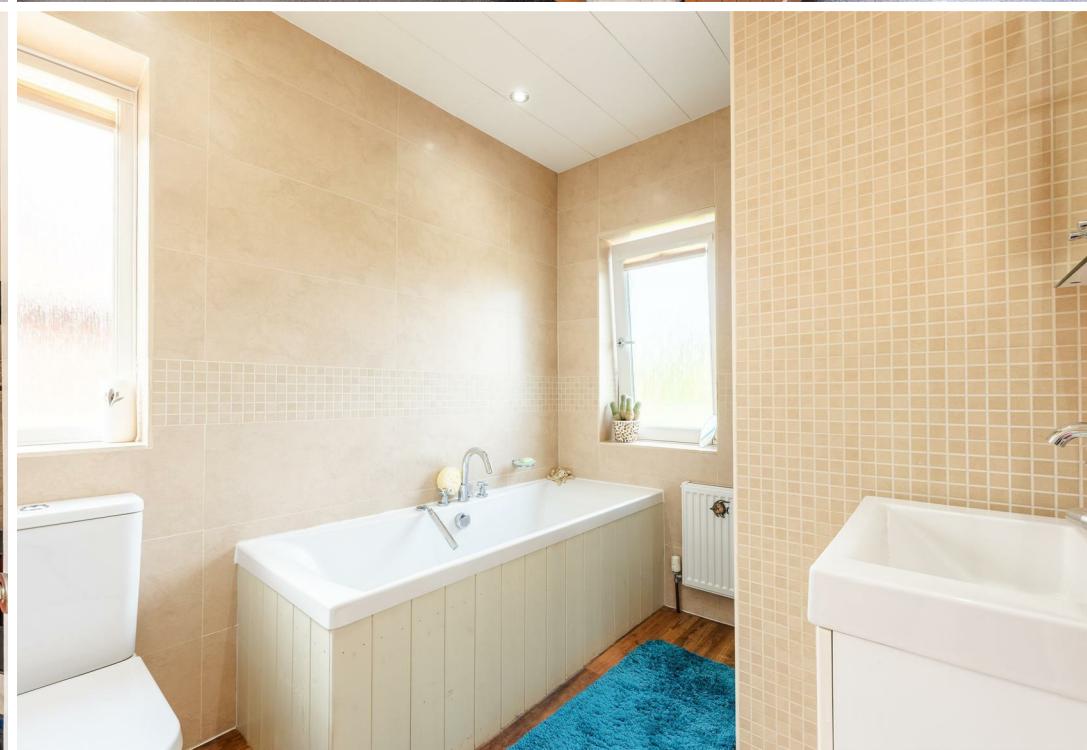


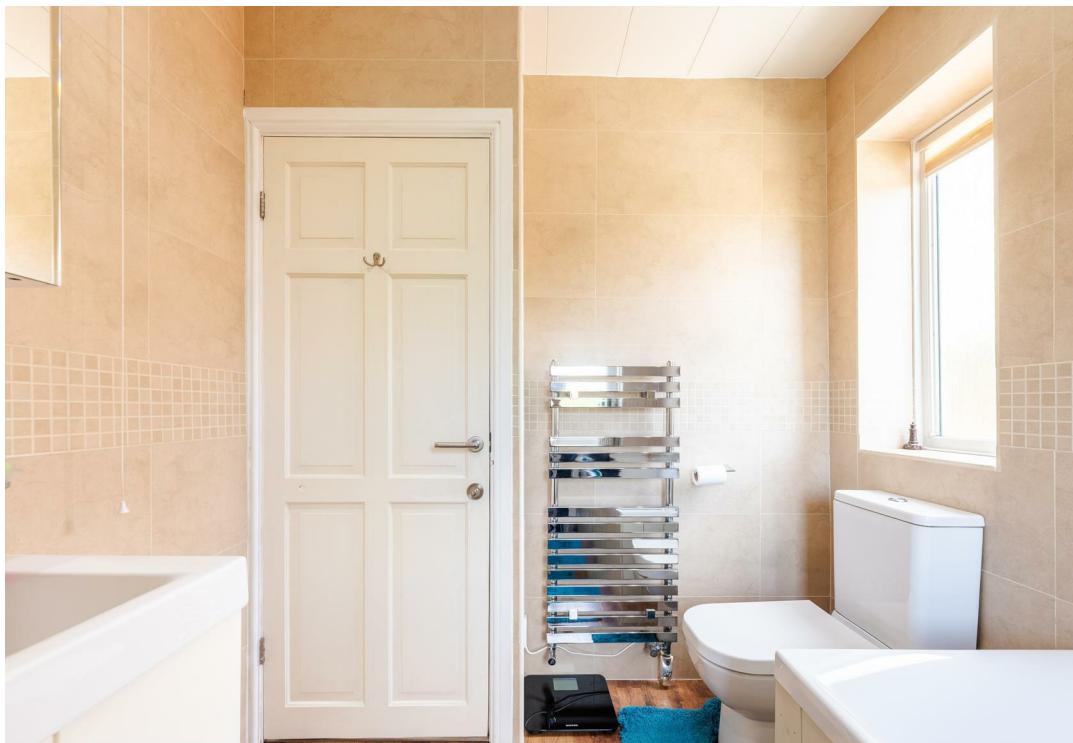










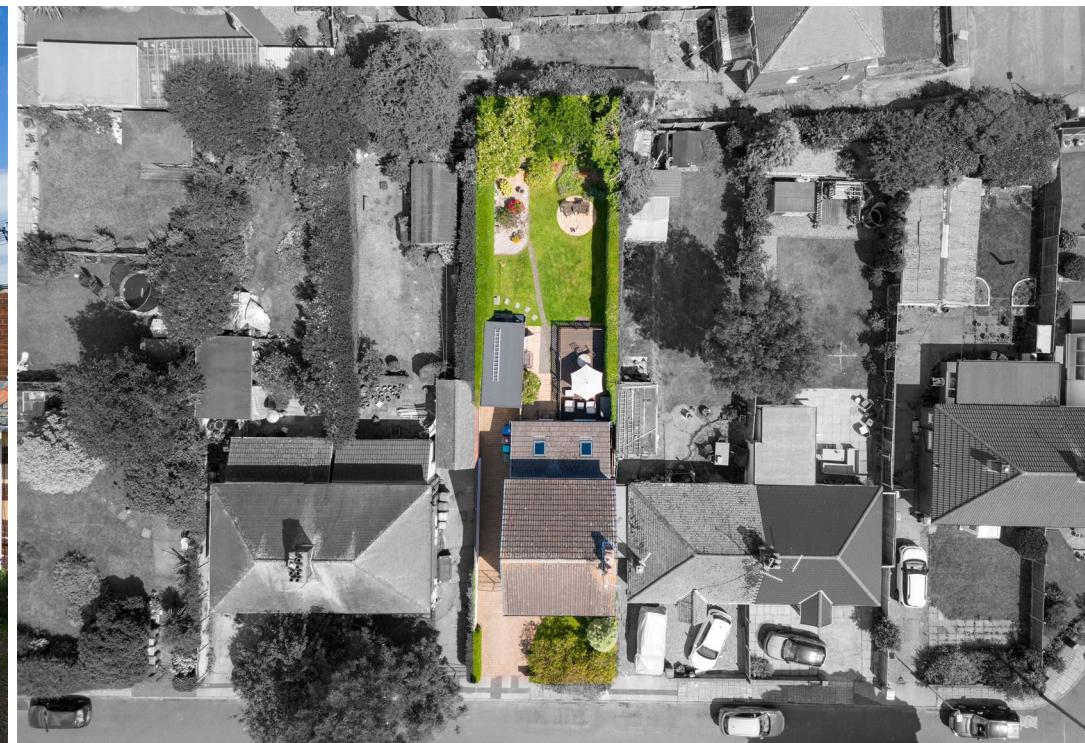




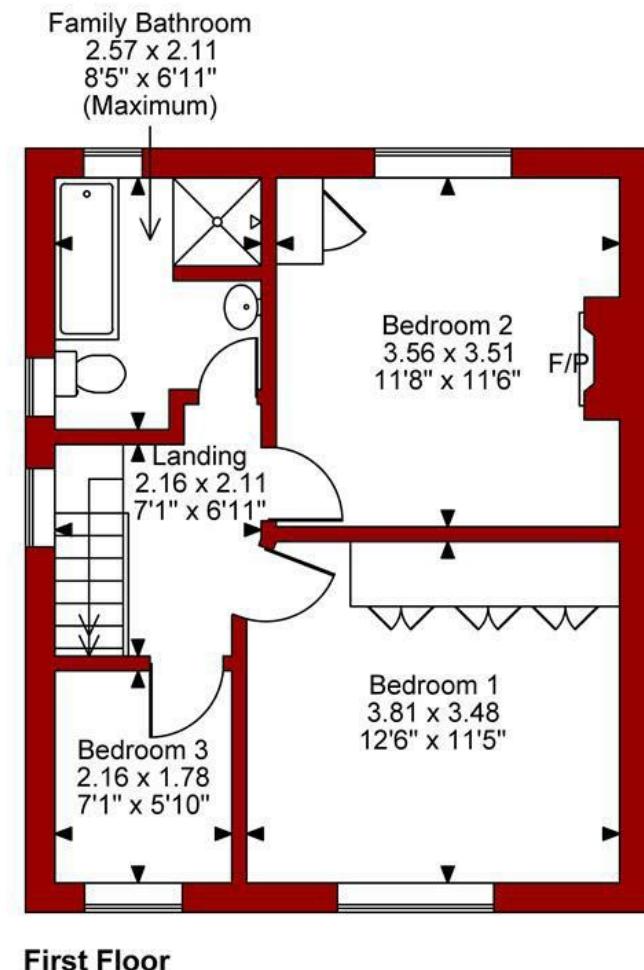
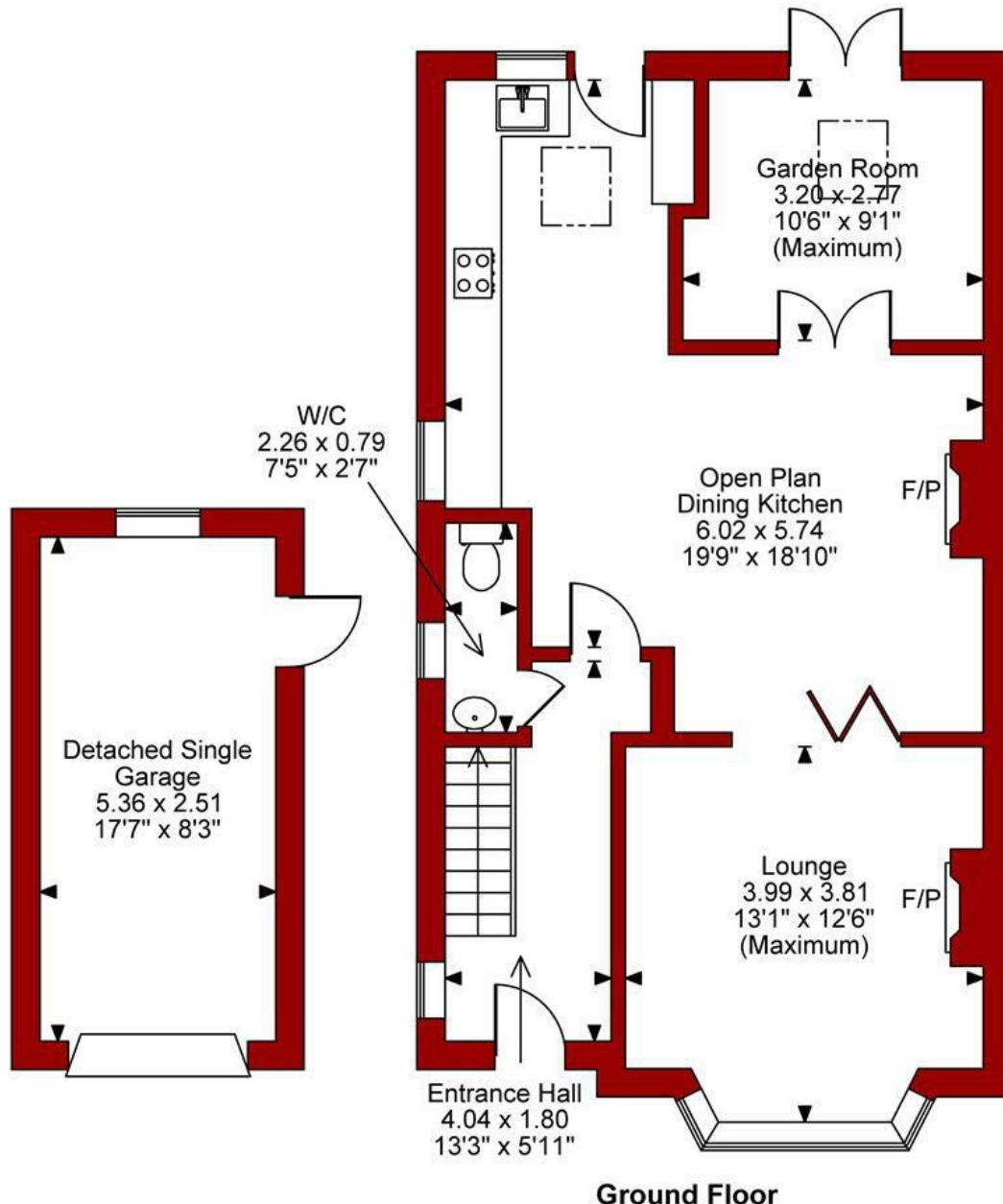








Columbia Avenue, Mansfield
Approximate Gross Internal Area
Main House = 104 SQ M / 1120 SQ FT
Detached Single Garage = 14 SQ M / 146 SQ FT
Total = 117 SQ M / 1266 SQ FT

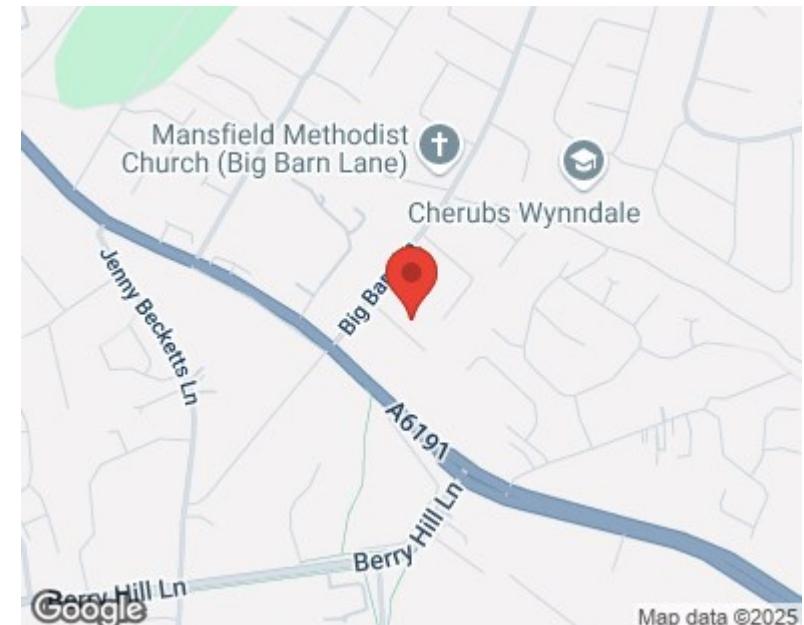


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

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