



**21 Washington Drive, Mansfield,
Nottinghamshire, NG18 5GP**

Offers Over £300,000
Tel: 01623 626990

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

- Modern Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Front & Rear Gardens
- Pleasant Cul-De-Sac Setting
- Spacious Living Accommodation
- En Suite Bathroom & Family Bathroom
- Breakfast Kitchen
- Driveway & Integral Garage
- Convenient Location close to A38

A modern four bedroom detached house situated on a cul-de-sac in a popular suburban area off Hermitage Lane within easy reach of local amenities and the A38.

The property was built by McLean Homes in the mid 1990s to their Windsor house type which offers a spacious family home with four bedrooms and two reception rooms.

The accommodation with gas central heating and UPVC double glazing comprises an entrance hall, WC, breakfast kitchen, lounge and a dining room. The first floor landing leads to a spacious master bedroom with extensive fitted wardrobes, a dressing table and an en suite bathroom. There are three further bedrooms and a family bathroom.

Externally, there is a front garden laid to lawn with a cherry tree, adjacent to a double width driveway leading to an integral single garage. The rear garden features an extensive block paved patio which extends the full width of the property. Beyond here, there is a low retaining brick wall boundary and two central wide Indian sandstone steps leads up to a raised lawn.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

23'3" max x 6'9" max (7.09m max x 2.06m max)

(Min 3'3"). With two radiators, oak floor, two double power points, telephone point, built-in storage cupboard, personal door through to the garage and stairs to the first floor landing.

WC

6'11" x 3'3" (2.11m x 0.99m)

Having a low flush WC. Pedestal wash hand basin with mixer tap and tiled splashbacks. Radiator, tiled floor, part tiled walls and obscure double glazed window to the side elevation.

LOUNGE

18'10" x 11'7" (5.74m x 3.53m)

Having a marble fireplace with inset coal effect gas fire with period style surround. Two radiators, oak floor, double glazed window to the front elevation and double doors through to the:

DINING ROOM

11'9" x 8'8" (3.58m x 2.64m)

With radiator, oak floor and double glazed window to the rear elevation.

BREAKFAST KITCHEN

15'4" x 14'0" max (4.67m x 4.27m max)

Having wall cupboards, base units and drawers with work surfaces over. Inset 1 1/2 bowl sink with drainer and mixer tap. Integrated double oven, four ring gas hob and extractor hood above. Plumbing for a washing machine and dishwasher, and space for a tumble dryer. Tiled splashbacks, tiled floor, radiator, two double glazed windows to the rear elevation and double glazed door leading out onto the rear garden.

FIRST FLOOR LANDING

13'10" x 6'8" (4.22m x 2.03m)

With radiator, coving to ceiling, airing cupboard housing the hot water cylinder and obscure double glazed window to the side elevation.

MASTER BEDROOM 1

15'5" x 10'11" (4.70m x 3.33m)

A spacious master bedroom, having two sets of fitted wardrobes with hanging rails and shelving. There is a fitted dressing table with drawers and shelving beneath. Radiator, oak floor and three double glazed windows to the front elevation.

EN SUITE BATHROOM

8'6" x 5'7" (2.59m x 1.70m)

Having a panelled bath with mixer tap and electric Mira shower over. Vanity unit with inset wash hand basin with mixer tap, work surfaces to each side and storage cupboard beneath. Low flush WC. Radiator, part tiled walls, shaver point and obscure double glazed window to the front elevation.

BEDROOM 2

12'9" x 8'2" (3.89m x 2.49m)

A second double bedroom with two sets of fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

BEDROOM 3

9'11" x 8'1" (3.02m x 2.46m)

Having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

BEDROOM 4

10'0" x 7'0" (3.05m x 2.13m)

With radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

8'6" x 5'2" (2.59m x 1.57m)

Having a panelled bath with mixer tap and electric Mira shower over. Vanity unit with inset wash hand basin with mixer tap, work surfaces to each side and storage cupboard beneath. Low flush WC. Radiator, tiled floor, part tiled walls and obscure double glazed window to the side elevation.

OUTSIDE

The property has a front garden laid to lawn with a cherry tree, adjacent to a double width driveway leading to an integral single garage. A paved pathway to the side leads to a gate at the end providing access to the rear garden. The rear garden features an extensive block paved patio which extends the full width of the property. Beyond here, there is a low retaining brick wall boundary and two central wide Indian sandstone steps leads up to a raised lawn. There is brand new fencing recently fitted to the eastern boundary, further fencing to the rear and other side, and a useful storage area to the side of the property.

INTEGRAL SINGLE GARAGE

17'11" x 8'5" (5.46m x 2.57m)

Equipped with power and light. Fuse box, wall mounted gas central heating boiler, up and over door and personal door through to the hallway.

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.





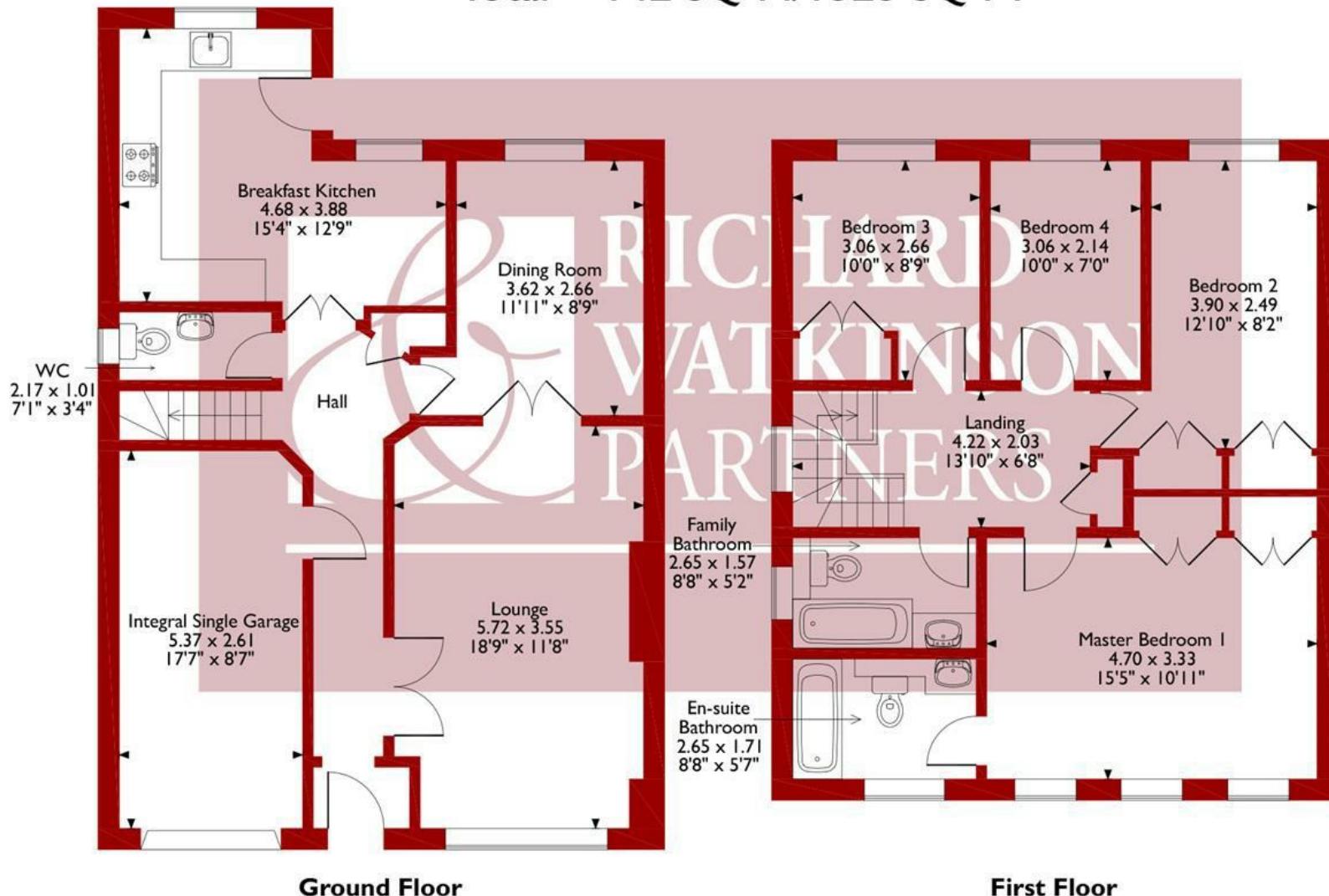








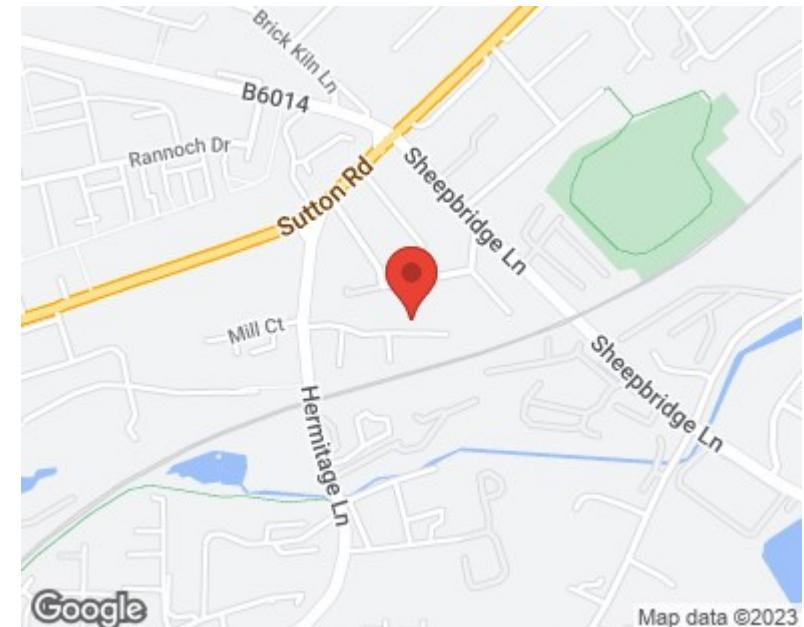
Washington Drive, Mansfield
 Approximate Gross Internal Area
 Main House = 127 SQ M/1367 SQ FT
 Garage = 15 SQ M/161 SQ FT
 Total = 142 SQ M/1528 SQ FT



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			
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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