



6 Darwin Close, Mansfield, Nottinghamshire,
NG18 4BD

£295,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family House
- Modern Bathroom & En Suite
- Modern Kitchen & Utility
- Landscaped Plot / Front & Rear Gardens
- Small Cul-De-Sac Location
- 4 Bedrooms
- Study/Bedroom 4 with En Suite
- 2 Reception Rooms & Conservatory
- Good Sized Block Paved Driveway
- Highly Regarded Suburban Area

A modern four bedroom detached family house, situated on a small cul-de-sac in a highly regarded suburban location off Berry Hill Lane within easy access to Mansfield's wealth of amenities and within walking distance to High Oakham Primary School.

The property is well presented throughout with modern kitchen, en suites and bathroom, gas central heating and UPVC double glazing. The property provides a good sized layout of living accommodation ideal for families comprising on the ground floor; entrance hall, study/bedroom four with an en suite, bay fronted lounge, separate dining room, conservatory, modern kitchen and a utility. The first floor landing leads to a master bedroom with an en suite, two further bedrooms and a family bathroom.

OUTSIDE

The property occupies a superb position towards the end of a cul-de-sac with a wide block paved driveway frontage with planting borders to each side. A side gate and pathway provides access to the rear garden. To the rear of the property, there is patio, lawn, further planting borders and shed storage space to the other side of the house.

A FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

14'11" x 6'0" (4.55m x 1.83m)

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

STUDY/BEDROOM 4

11'5" x 7'4" (3.48m x 2.24m)

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

EN SUITE

7'4" x 5'3" (2.24m x 1.60m)

Having a tiled shower cubicle. Low flush WC. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Chrome heated towel rail, laminate floor and extractor fan.

LOUNGE

16'5" into bay x 10'9" (5.00m into bay x 3.28m)

Having a coal effect gas fire with granite hearth. Laminate floor, radiator, coving to ceiling and double glazed bay window to the front elevation.

DINING ROOM

10'0" x 9'8" (3.05m x 2.95m)

With radiator, laminate floor, coving to ceiling and UPVC double glazed doors open to:

CONSERVATORY

11'10" x 10'1" (3.61m x 3.07m)

With tiled floor and double glazed French doors leading out onto the rear garden.

KITCHEN

10'0" x 9'11" (3.05m x 3.02m)

Having a range of modern high gloss cabinets comprising wall cupboards, base units and drawers with work surfaces above. Inset sink with drainer and chrome swan-neck mixer tap and modern tiled splashbacks. Integrated stainless steel cooking appliances include a single electric oven, separate microwave, four ring gas hob and extractor hood above. Tiled floor and double glazed window to the rear elevation.

UTILITY

9'11" x 5'4" (3.02m x 1.63m)

Having ample wall and base units and work surfaces. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Worcester Bosch combi boiler. Plumbing for a washing machine. Integrated fridge/freezer. Tiled floor, double glazed window to the rear elevation and side entrance door.

FIRST FLOOR LANDING

9'9" x 6'6" (2.97m x 1.98m)

With built-in storage cupboard and double glazed window to the side elevation.

BEDROOM 1

11'4" x 10'7" (3.45m x 3.23m)

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

EN SUITE

10'6" x 3'3" (3.20m x 0.99m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle. Vanity with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Chrome heated towel rail, tiled floor, part tiled walls, shaver point, chrome heated towel rail, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

9'11" x 8'10" (3.02m x 2.69m)

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

BEDROOM 3

8'3" x 7'3" (2.51m x 2.21m)

With radiator and double glazed window to the front elevation.

BATHROOM

7'7" max x 6'6" (2.31m max x 1.98m)

Having a modern three white suite with chrome fitting comprising a panelled bath with mixer tap and shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Tiled floor, part tiled walls, chrome heated towel rail and obscure double glazed window to the rear elevation.

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

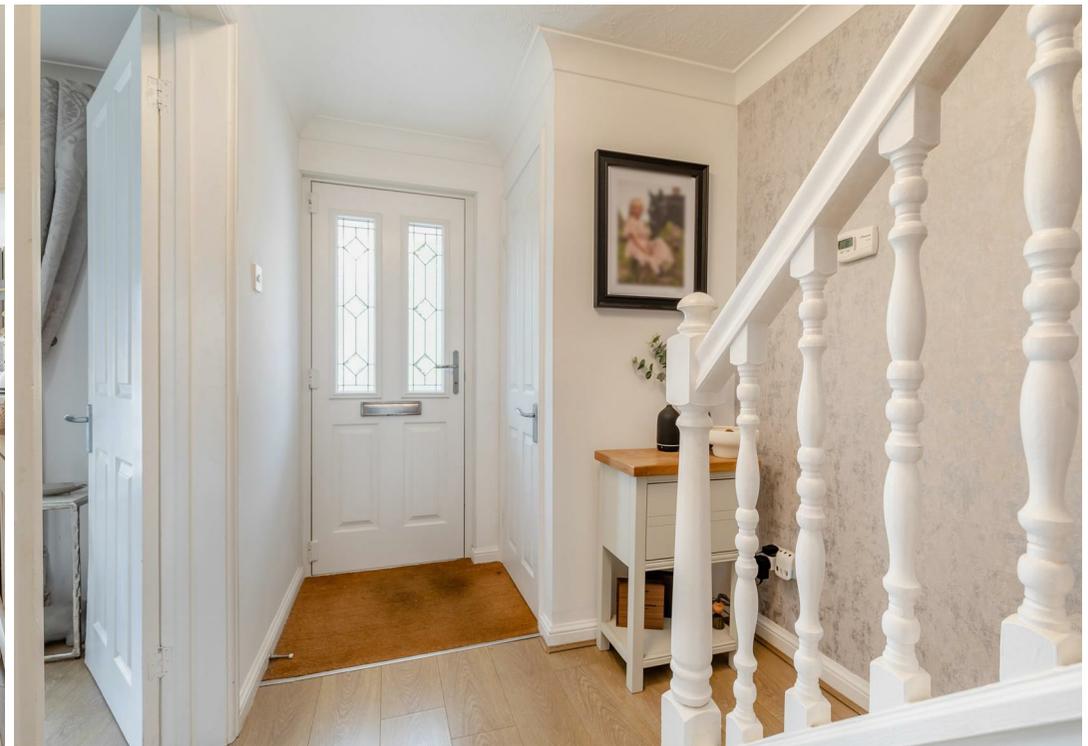
All mains services are connected.

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.



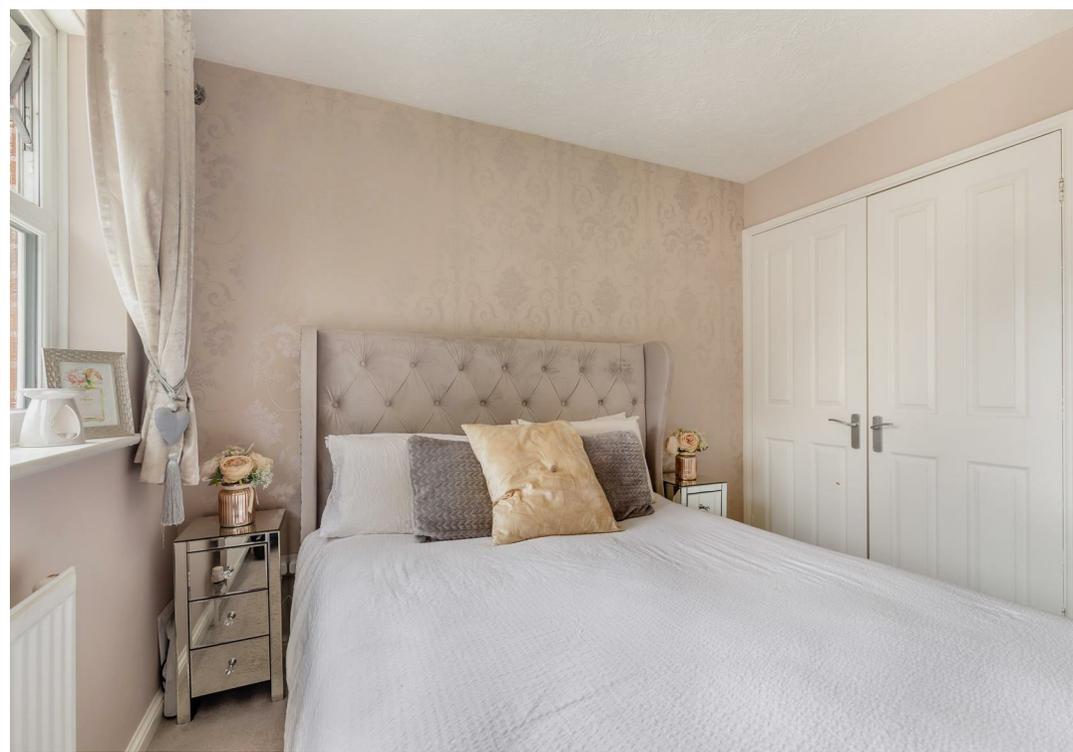


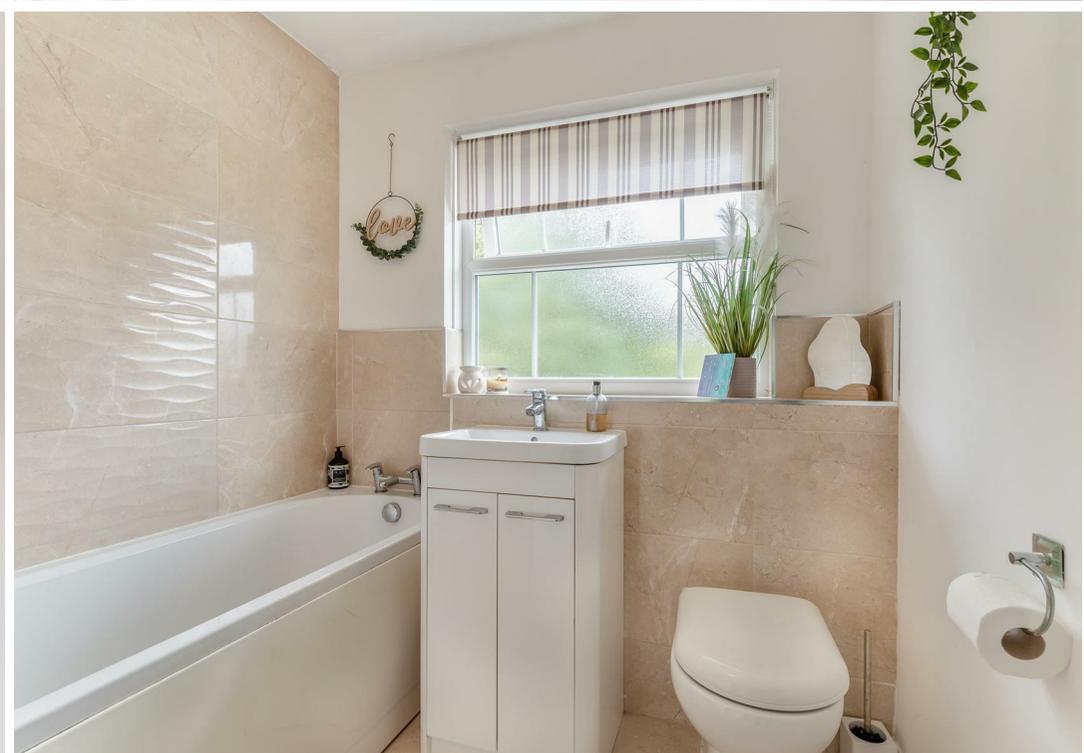








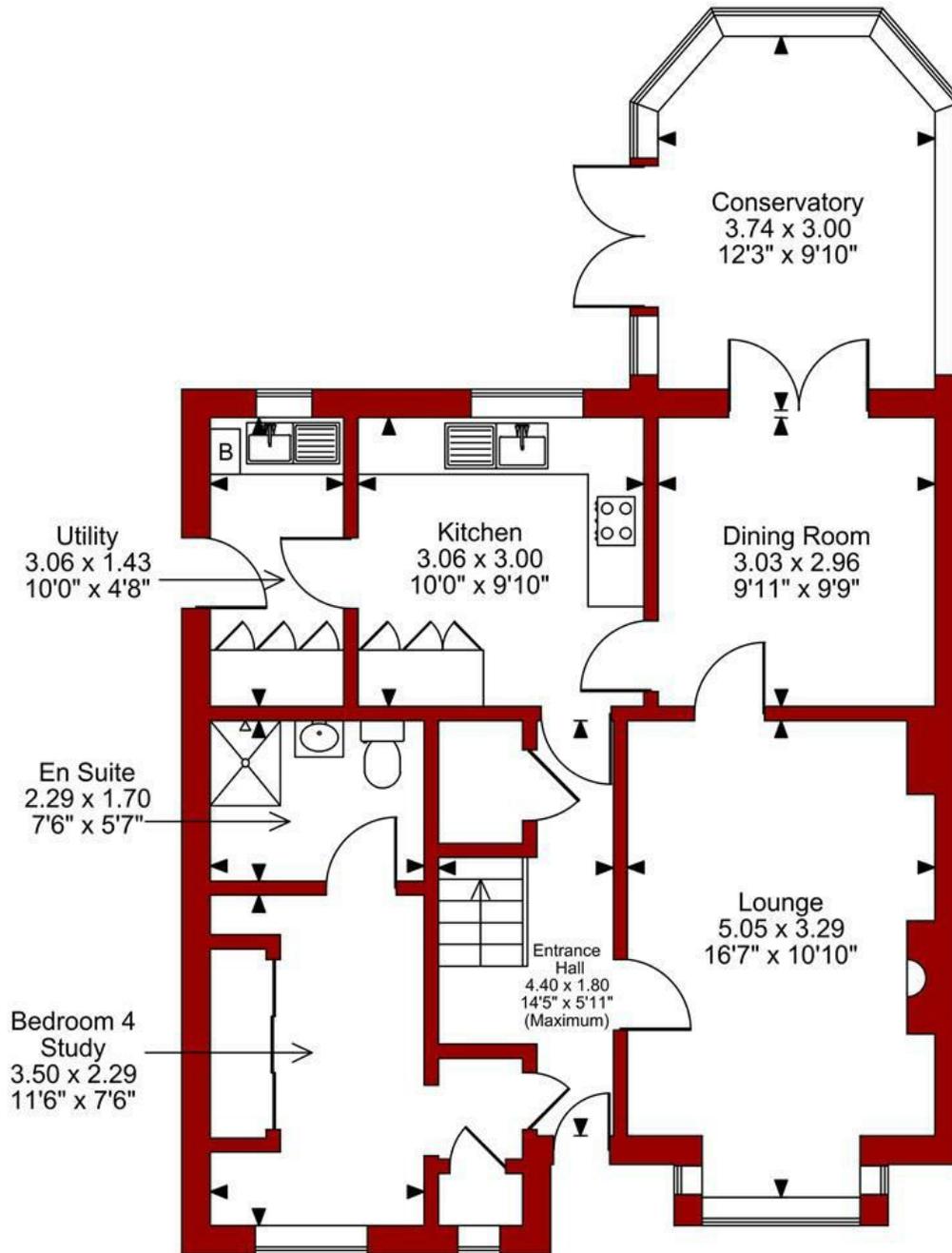




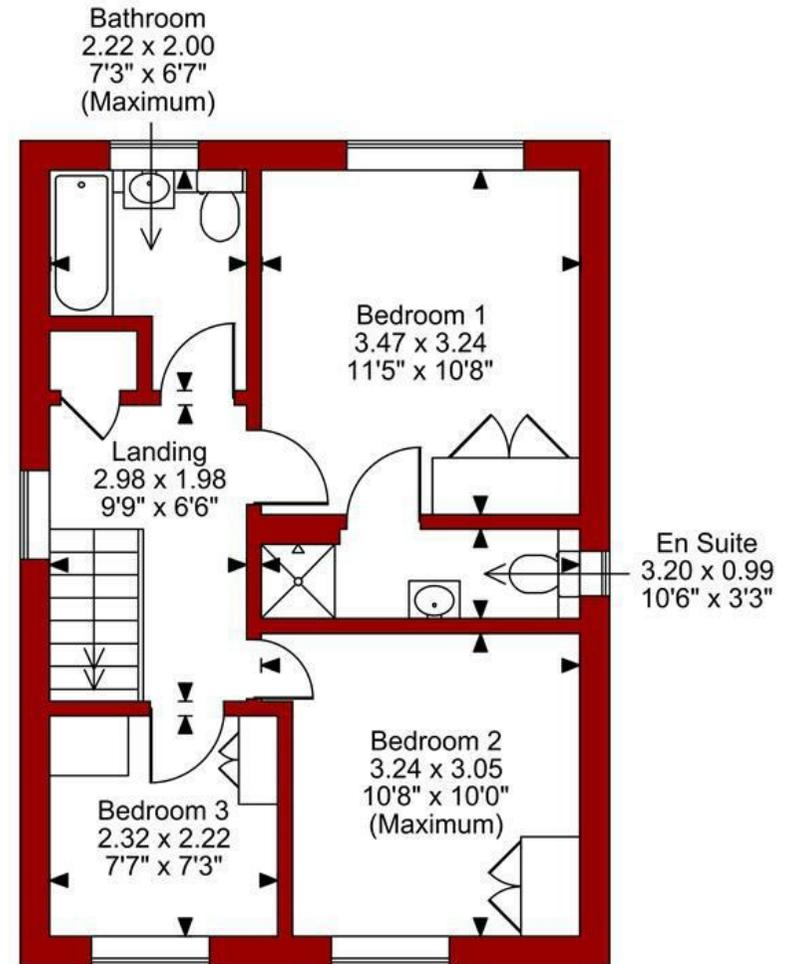




Darwin Close, Mansfield
Approximate Gross Internal Area
1245 Sq Ft/116 Sq M



Ground Floor



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		
	69	75
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		
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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