



8 Rosefinch Way, Forest Town, Mansfield,
Nottinghamshire, NG19 0GQ

£350,000

Tel: 01623 626990

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

- Detached Family House
- Six Bedrooms
- Modern Kitchen/Diner & Utility
- Double Driveway & Garage Store
- Popular Sandlands Development
- Three Storey Living: 1647 Sq Ft
- Two En Suites & Family Bathroom
- Lounge & Separate TV Room/Study
- Low Maintenance Gardens
- Close Proximity to Local Amenities

A modern and spacious, three storey, six bedroom detached family house built by David Wilson Homes ten years ago. Our clients increased the square footage of the house to 1647 sq ft by completing a loft conversion adding two further bedrooms and an en suite. The property has also been modernised and improved by our clients with the addition of a modern fitted kitchen with integrated appliances and a refitted cloakroom, en suite to master bedroom as well as the family bathroom. The property has fitted contemporary white window shutters to the front elevation, gas central heating, UPVC double glazing, an alarm system and external security cameras.

The layout of accommodation comprises an entrance hall, downstairs WC, lounge, spacious open plan kitchen/diner with integrated appliances, utility and a TV/study room which was formerly part of the garage. The first floor galleried landing leads to a master bedroom with fitted wardrobes and an en suite. There are three further bedrooms on the first floor and a family bathroom comprising a four piece suite. The second floor landing leads to bedroom five with an en suite and bedroom six.

OUTSIDE

Externally, there are low maintenance front and rear gardens. To the front of the property, there are gravel gardens either side of a double width driveway leading to a garage store with a remote controlled door. There are gates on each side of the house which lead to the rear. The rear garden features a good sized L-shaped paved patio, a decked patio in the corner of the plot and artificial turf.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

18'4" x 6'2" (5.59m x 1.88m)

With radiator, tiled floor, understairs storage cupboard and stairs leading to the first floor galleried landing.

DOWNSTAIRS WC

5'9" x 2'10" (1.75m x 0.86m)

Having a modern two piece suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Tiled floor, tiled walls, radiator and extractor fan.

LOUNGE

18'11" into bay x 10'7" (5.77m into bay x 3.23m)

With two radiators, laminate floor and double glazed bay window to the front elevation.

KITCHEN/DINER

19'8" x 15'6" (5.99m x 4.72m)

A spacious open plan kitchen/diner, featuring a modern, handleless high gloss cabinets comprising wall cupboards, base units and drawers with work surfaces above. Inset sink with brushed stainless steel mixer tap. Integrated Neff double oven, four ring induction hob and extractor hood above. Integrated dishwasher and space for a large American style fridge/freezer. Tiled floor, two radiators, double glazed window to the rear elevation and large walk-in bay window with French doors leading out on to the rear garden.

UTILITY

7'1" x 5'10" (2.18m x 1.80m)

Having large floor-to-ceiling sliding doors opening on to: plumbing for a washing machine and space for a tumble dryer. There is fitted shelving and a wall mounted gas fired central heating boiler. Tiled floor, radiator and composite door leading out on to the rear garden.

TV ROOM/STUDY

9'4" x 8'4" (2.84m x 2.54m)

With radiator and double glazed window to the side elevation.

FIRST FLOOR GALLERIED LANDING

15'7" x 9'10" max (4.75m x 3.00m max)

With airing cupboard housing pressurised hot water cylinder. Radiator and double glazed window to the front elevation.

MASTER BEDROOM 1

11'10" x 10'2" (3.61m x 3.10m)

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

EN SUITE

7'3" max x 6'2" (2.21m max x 1.88m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle. Vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Chrome heated towel rail, tiled walls, tiled floor and obscure double glazed window to the side elevation.

BEDROOM 2

13'3" max x 11'0" max (4.04m max x 3.35m max)

With radiator and double glazed window to the rear elevation.

BEDROOM 3

11'5" max x 10'2" (3.48m max x 3.10m)

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

BEDROOM 4

11'9" x 8'9" (3.58m x 2.67m)

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

FAMILY BATHROOM

9'4" x 6'3" (2.84m x 1.91m)

Having a modern and contemporary four piece white suite with chrome fittings comprising a large bathtub with separate floor mounted swan neck mixer tap. Separate tiled shower enclosure with rainfall shower and additional shower handset. Vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Tiled walls, tiled effect vinyl floor, chrome heated towel rail and obscure double glazed window to the rear elevation.

SECOND FLOOR LANDING

Doors either side to bedroom five and six.

BEDROOM 5

15'7" x 13'7" max (4.75m x 4.14m max)

A good sized double bedroom, with radiator and two velux roof windows to the rear elevation.

EN SUITE

6'11" x 6'9" (2.11m x 2.06m)

Having a shower cubicle. Vanity unit with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail and velux roof window to the rear elevation.

BEDROOM 6

15'8" x 8'9" (4.78m x 2.67m)

With radiator and two velux roof windows to the rear elevation.

GARAGE STORE

8'6" x 7'7" (2.59m x 2.31m)

Equipped with power and light. Remote controlled electric up and over 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

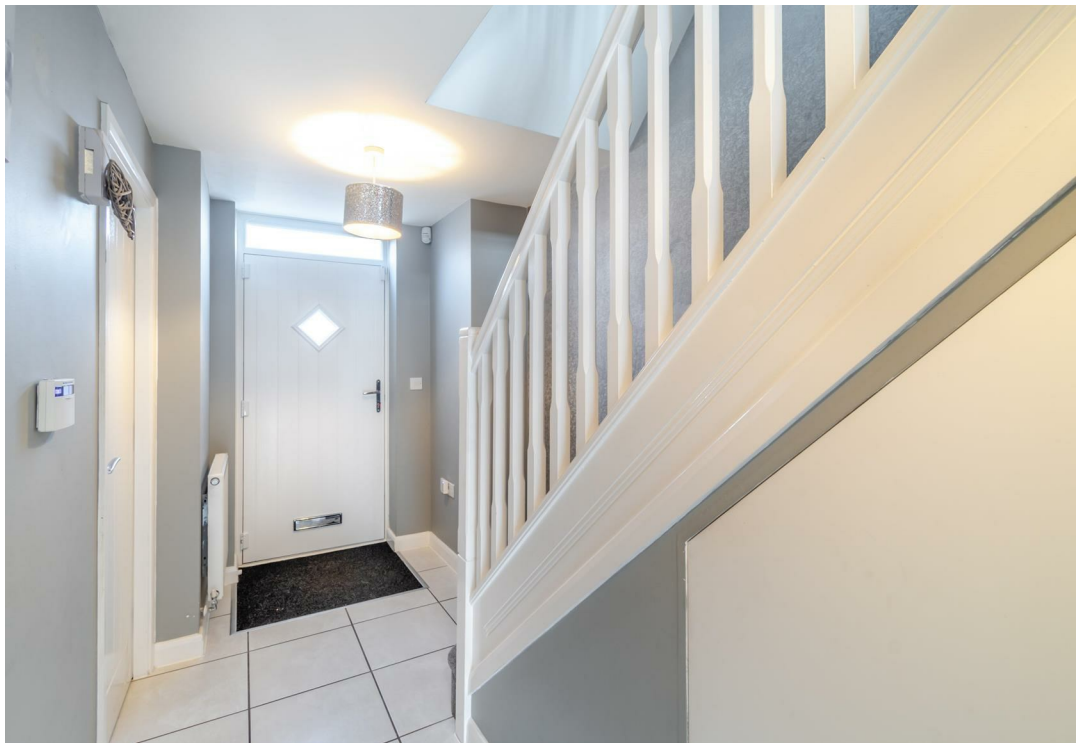
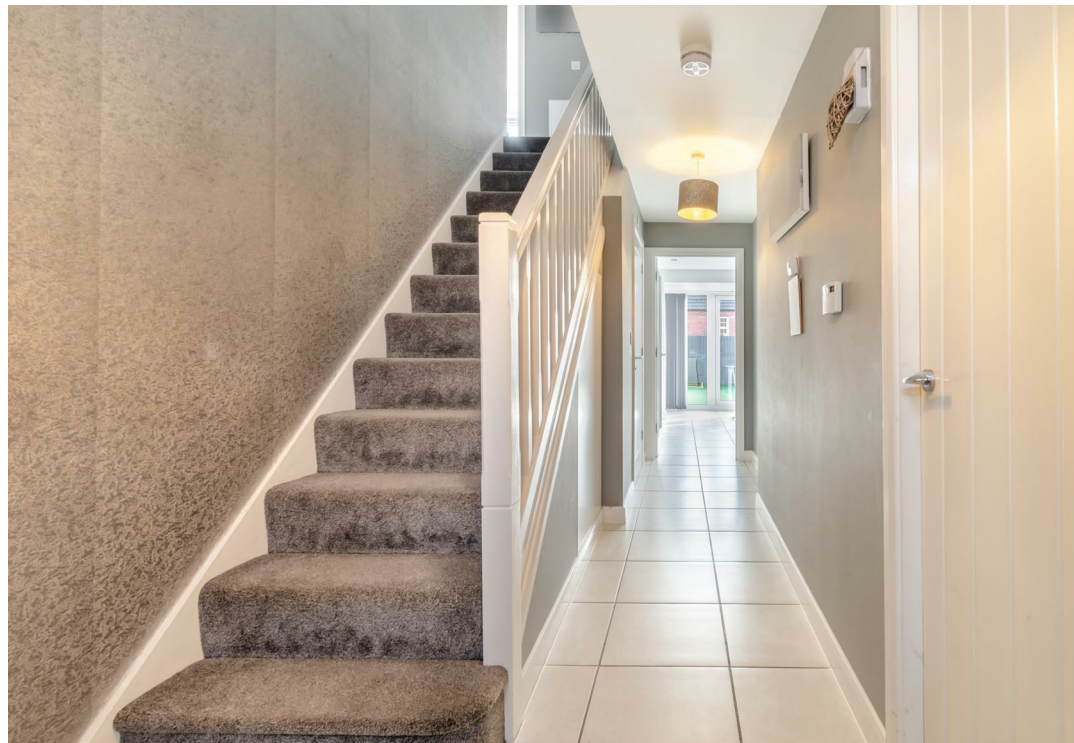
All mains services are connected.

MORTGAGE ADVICE

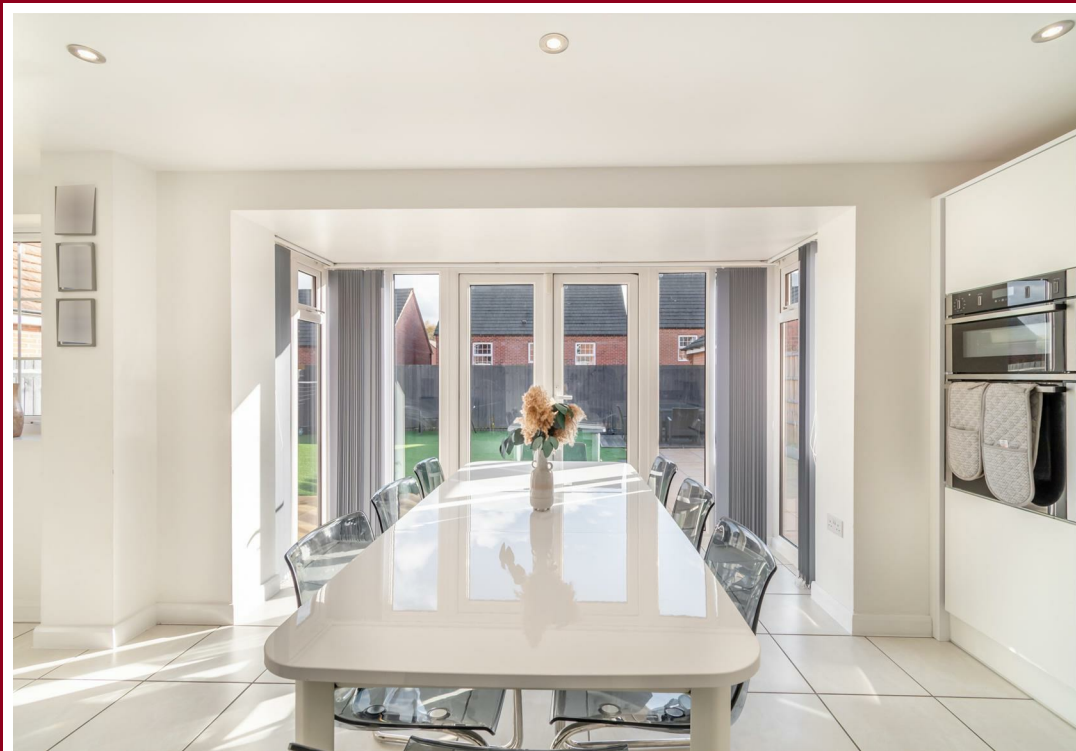
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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.



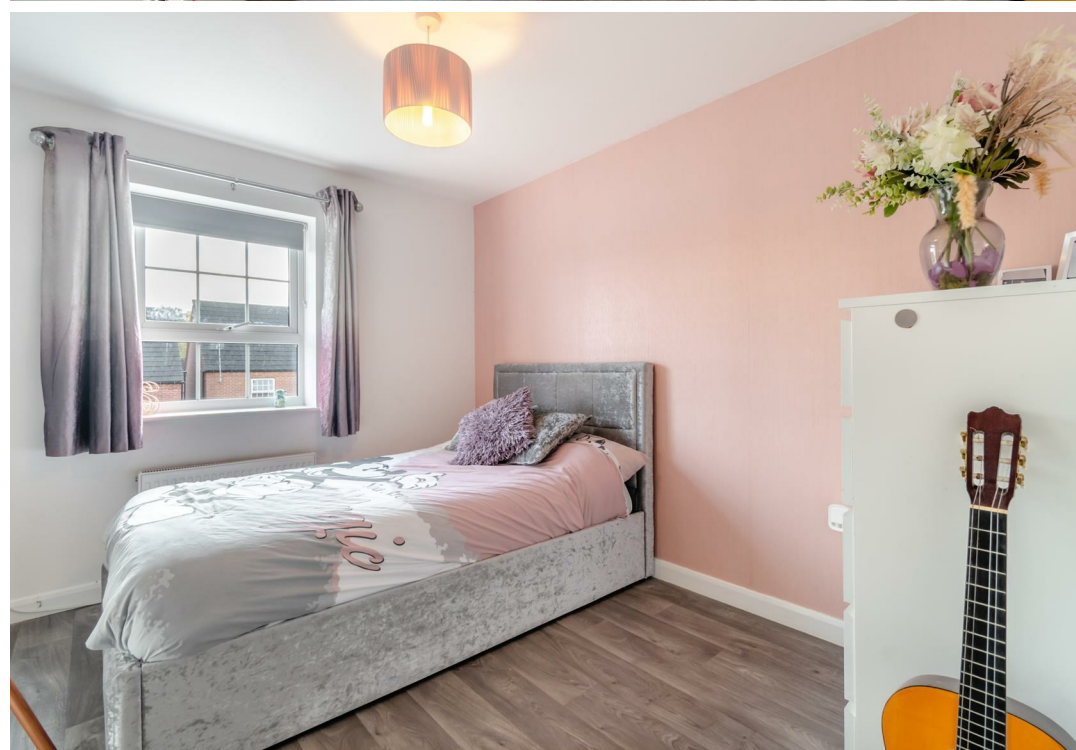
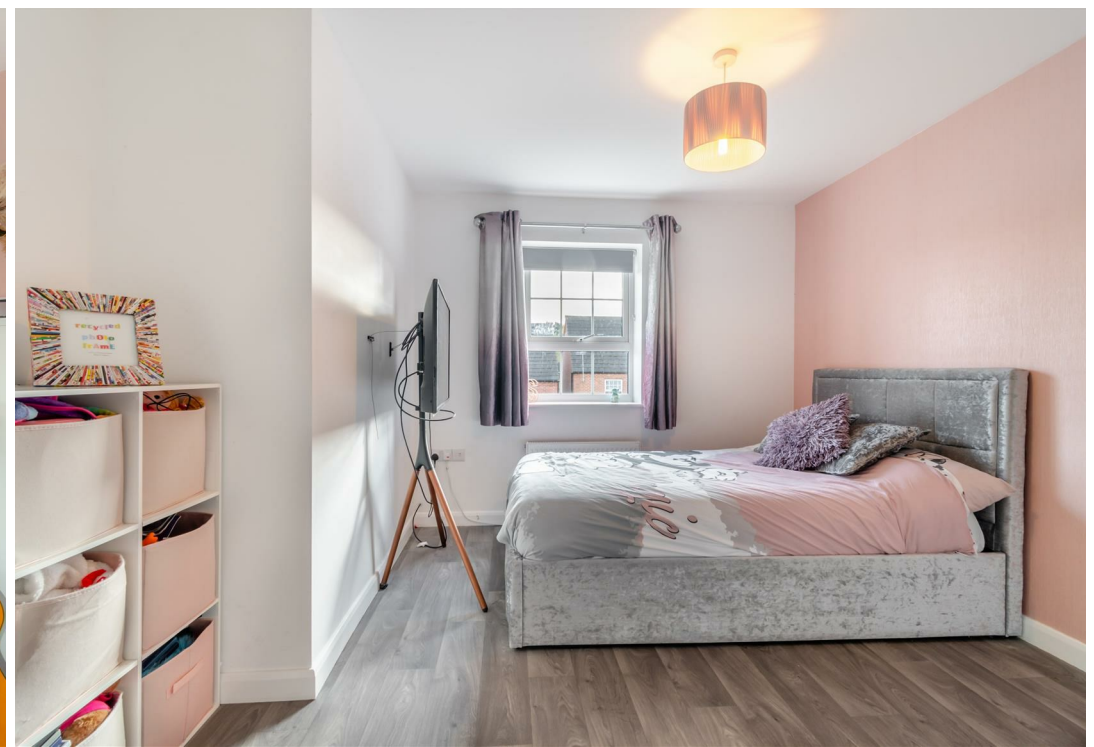
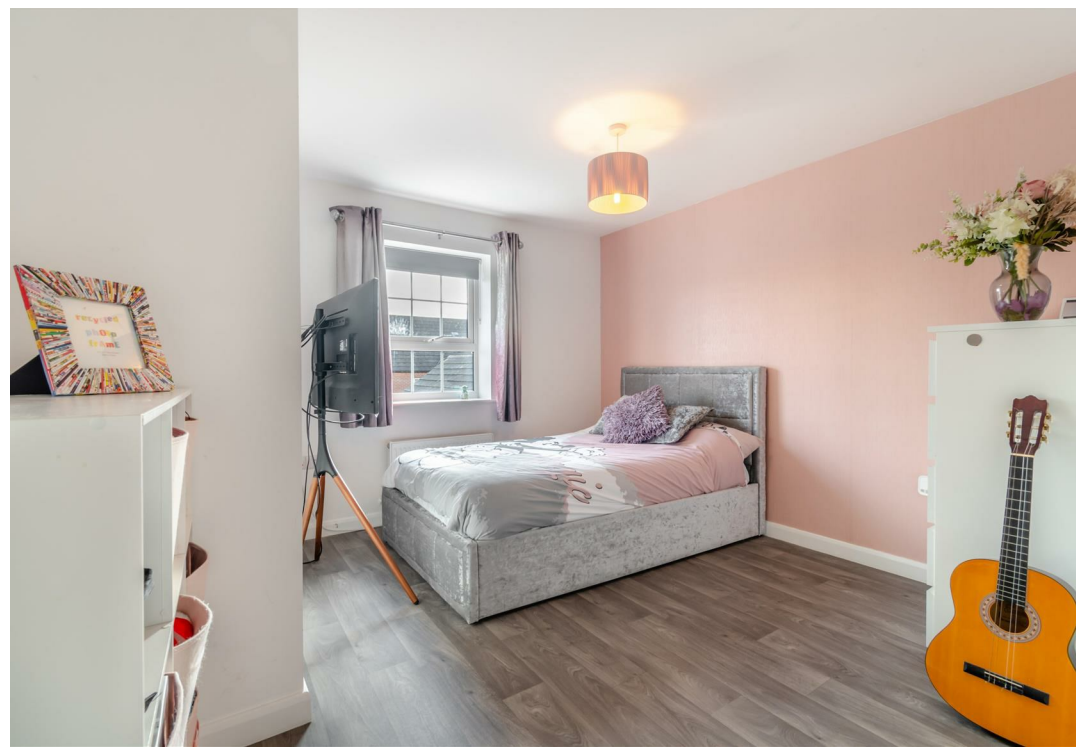














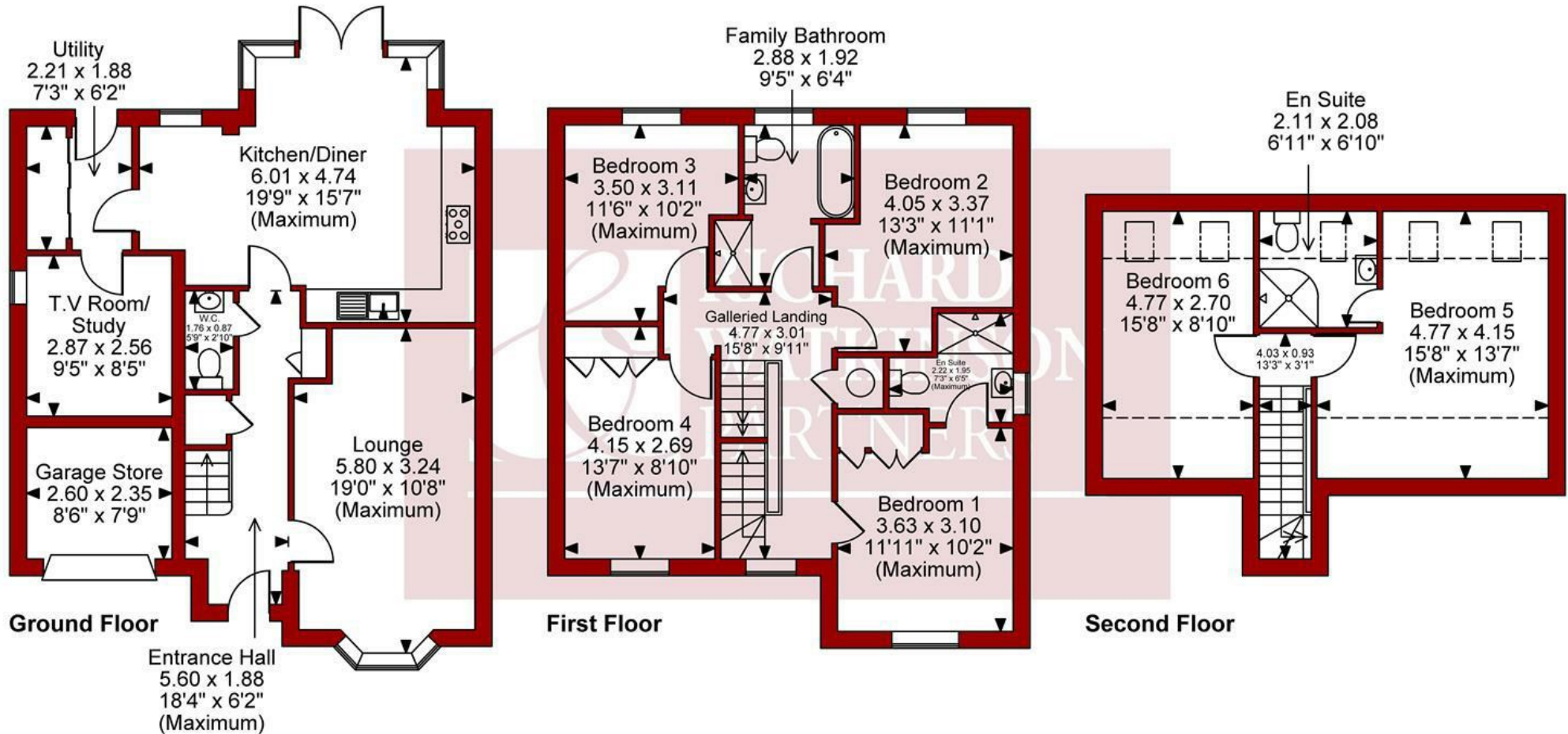








Rosefinch Way, Forest Town
Approximate Gross Internal Area
Main House = 153 SQ M / 1647 SQ FT
Garage Store = 6 SQ M / 66 SQ FT
Total = 159 SQ M / 1713 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height



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		
	80	88
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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Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers