



**1 Sandpiper Place, Warsop Vale, Mansfield,
Nottinghamshire, NG20 8XY**

£255,000

Tel: 01623 626990

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

- Modern Detached House
- En Suite & Family Bathroom
- Large Kitchen/Diner & Utility
- Garage Store & Adjoining Garden Store
- Opposite an Open 'Green Space'
- Four Bedrooms
- Large Lounge with French Doors
- Tandem Length Driveway
- Corner Plot / Walled Rear Garden
- Viewing Highly Recommended

A modern four bedroom detached family house in a lovely position opposite an open 'green space' in a pleasant village location off Carter Lane.

The property was built by Bellway Homes in 2015 and offers good sized family living accommodation over two floors. The layout of accommodation comprises an entrance hall, cloakroom/WC, a large 22ft dual aspect lounge with French doors, a large separate 22ft kitchen/diner and a utility. The first floor landing leads to a master bedroom with an en suite. There are three further bedrooms and a family bathroom. The property has gas central heating, UPVC double glazing and the utility, hallway, stairs and landing have been redecorated in March 2024.

OUTSIDE

The property occupies a corner plot with a low maintenance front garden with slate chippings, a raised planter box, plants and a strip of lawn extending to the side. On the other side of the property, there is a tandem length driveway providing off road parking. Beyond here gated access leads through to further driveway space and a detached single garage which is divided into two areas: a garage store at the front and an adjoining garden store to the rear. To the rear of the property, there is a walled garden with lawn, plants and shrubs, a slate patio, and a decked patio.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

With radiator and stairs to the first floor landing. Double doors open to the lounge.

CLOAKROOM/WC

4'8" x 3'1" (1.42m x 0.94m)

Having a low flush WC. Pedestal wash hand basin with mixer tap and tiled splashbacks. Radiator and tiled floor.

LOUNGE

22'2" x 11'6" (6.76m x 3.51m)

A large dual aspect reception room, with two radiators, double glazed window to the front elevation and French doors leading out onto the rear garden.

KITCHEN/DINER

22'2" x 8'7" (6.76m x 2.62m)

A large open plan kitchen/diner, having modern high gloss white cabinets with brushed

metal handles comprising wall cupboards, base units and drawers with laminate wood effect worktops above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated stainless steel cooking appliances include a single electric oven, four ring gas hob, splashback and extractor hood above. There is a freestanding dishwasher included in the sale. Radiator, tiled floor and double glazed windows to the front and rear elevations.

UTILITY

6'6" x 5'6" (1.98m x 1.68m)

With single base unit and wall cupboard housing the gas central heating boiler. Tiled floor, space for a fridge/freezer, understairs storage space with plumbing for a washing machine and UPVC double glazed stable door leads out onto the rear garden.

FIRST FLOOR LANDING

With radiator and airing cupboard housing the pressurised hot water cylinder.

MASTER BEDROOM 1

13'1" x 11'9" (3.99m x 3.58m)

With radiator and double glazed window to the rear elevation.

EN SUITE

6'4" x 5'9" (1.93m x 1.75m)

Having a three piece white suite comprising a tiled shower enclosure. Pedestal wash hand basin with mixer tap and tiled splashbacks. Low flush WC. Radiator and obscure double glazed window to the rear elevation.

BEDROOM 2

13'0" x 8'7" (3.96m x 2.62m)

With radiator and double glazed window to the rear elevation.

BEDROOM 3

8'10" x 8'7" (2.69m x 2.62m)

With radiator and double glazed window to the front elevation affording pleasant open views of the open green space opposite the property.

BEDROOM 4

11'4" max x 8'9" (3.45m max x 2.67m)

With radiator and double glazed window to the front elevation affording pleasant open views of the open green space opposite the property.

FAMILY BATHROOM

6'10" x 5'6" (2.08m x 1.68m)

Having a panelled bath with mixer tap and shower over. Pedestal wash hand basin with mixer tap and tiled splashbacks. Low flush WC. Radiator, part tiled walls, extractor fan and obscure double glazed window to the front elevation.

DETACHED GARAGE STORE (FRONT)

8'11" x 7'3" (2.72m x 2.21m)

Equipped with power and light. Up and over garage door.

ADJOINING GARDEN STORE (REAR)

9'3" x 8'1" (2.82m x 2.46m)

Equipped with power and light. Laminate floor and 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.

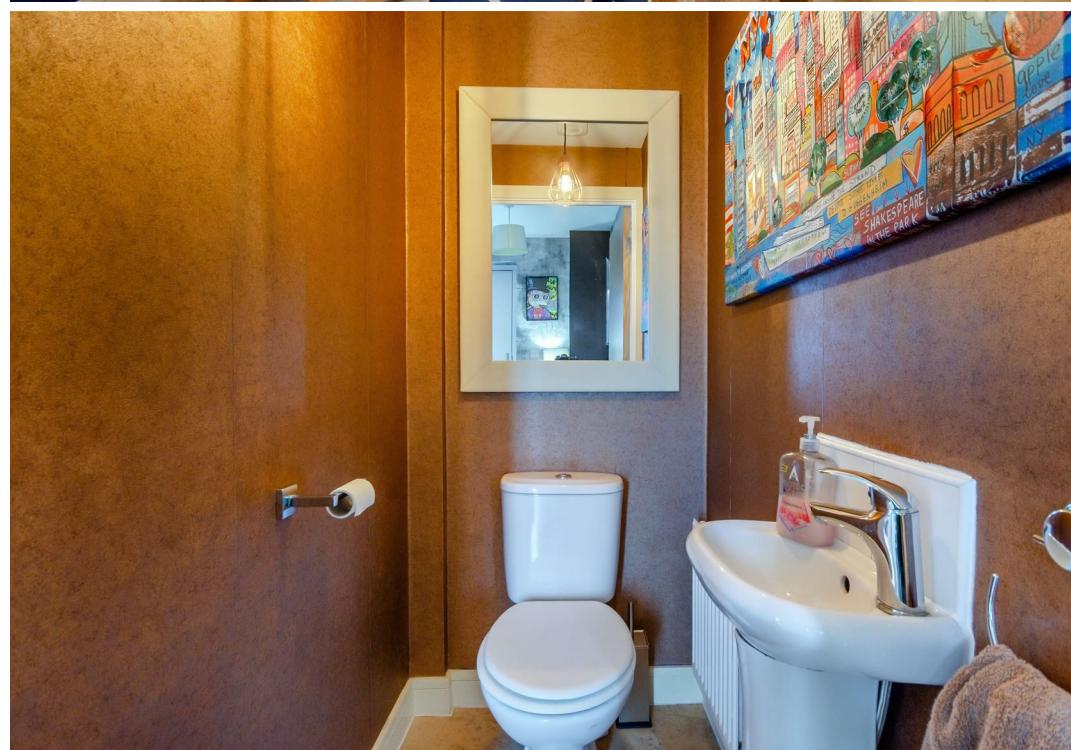
FIXTURES & FITTINGS

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.











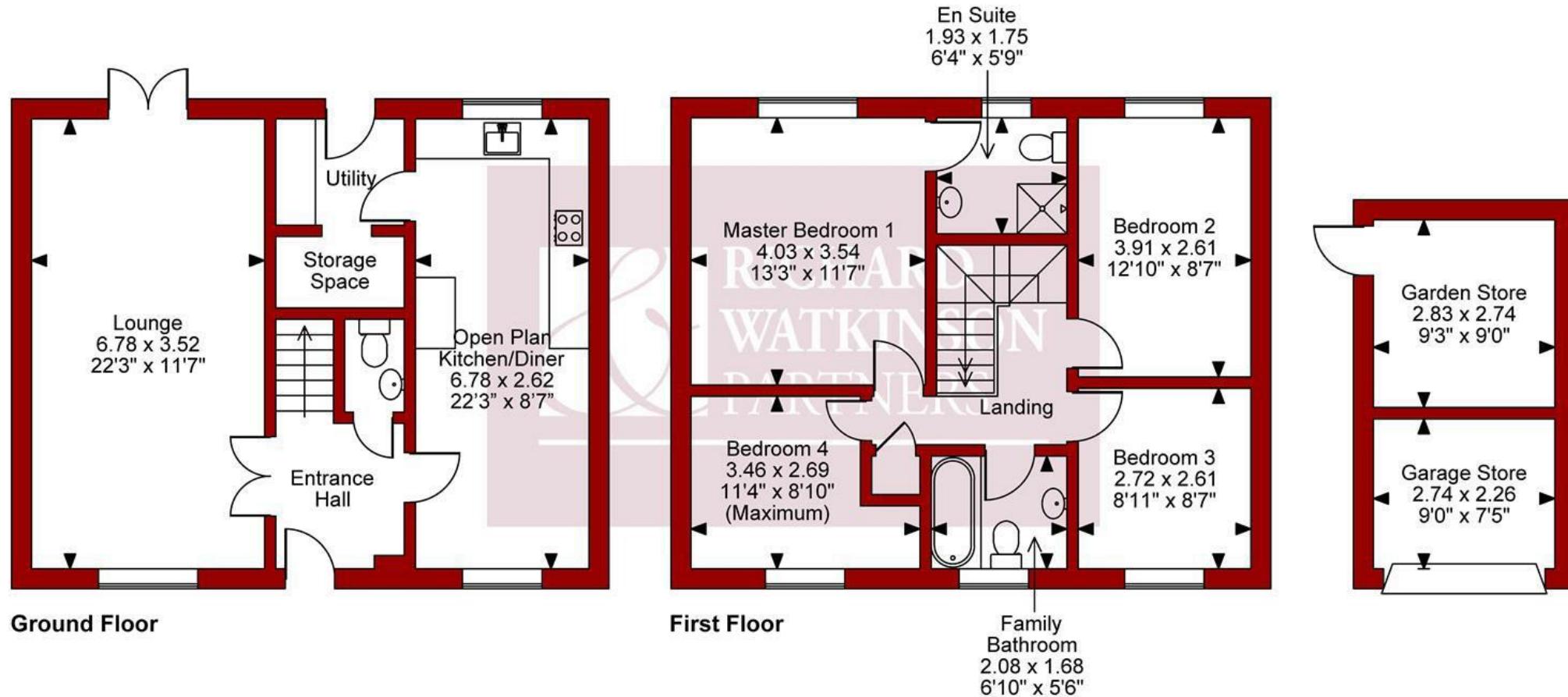








Sandpiper Place, Warsop Vale
Approximate Gross Internal Area
Main House = 1223 Sq Ft/114 Sq M
Detached Garage & Garden Store = 155 Sq Ft/14 Sq M
Total = 1378 Sq Ft/128 Sq M



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



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