



10 Hillsway Crescent, Mansfield,  
Nottinghamshire, NG18 5DS

Offers Over £250,000

Tel: 01623 626990

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



- Traditional Semi Detached House
- Three Bedrooms
- Superb Open Plan Living/Dining/Kitchen
- Gas Central Heating (Combi Boiler)
- Driveway
- Immaculate Condition Throughout
- Bathroom (Bath & Separate Shower)
- Downstairs WC
- South Facing Rear Garden
- Popular Suburban Location

A traditional three bedroom semi detached house presented in immaculate condition throughout in a popular suburban location close to excellent amenities.

The property has been updated and improved by our clients which includes a superbly appointed, modern, open plan living/dining/kitchen with integrated appliances and French doors leading out onto the south facing rear garden. The layout of living accommodation comprises an entrance hall, L-shaped open plan living/dining/kitchen and a downstairs WC. The first floor landing leads to three bedrooms (two spacious double bedrooms with extensive fitted wardrobes) and a family bathroom with a bath and separate shower. The property has UPVC double glazing and gas central heating from a Worcester Bosch combi boiler.

## OUTSIDE

The property stands back from the road behind a low walled frontage. There is a driveway adjacent to a front garden laid to lawn. A door to the side of the house provides access to an enclosed outbuilding storage area with access to two stores, one with plumbing for a washing machine, and a door at the end leads through to the rear garden. To the rear of the property, there is a good sized, south facing garden featuring a sandstone patio which extends across the full width of the property. Beyond here, there is a lawn and further hardstanding area at the end of the garden.

AN ATTRACTIVE AND TRADITIONAL STYLE COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

8'11" x 6'8" (2.72m x 2.03m)

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

## DOWNSTAIRS WC

5'4" x 2'7" (1.63m x 0.79m)

Having a modern two piece white suite comprising a low flush WC. Corner pedestal wash hand basin with chrome mixer tap. Tiled floor, extractor fan, ceiling spotlight and obscure double glazed window to the side elevation.

## OPEN PLAN LIVING/DINING/KITCHEN

26'6" into bay x 19'2" (8.08m into bay x 5.84m)

A wonderfully refurbished, L-shaped, open plan family living space with defined kitchen, dining and living areas offering a fantastic living space featuring a built-in media wall with

space for a television and sound bar below, plus built-in display shelving. The kitchen features a range of contemporary shaker cabinets comprising wall cupboards, base units and drawers complemented by quartz work surfaces with matching upstands and waterfall feature at the end of the peninsula island. There is an under mounted twin Belfast sink with swan-neck brass mixer tap. Integrated appliances include a single electric oven, four ring induction hob with down draught extractor, fridge/freezer and dishwasher. There is laminate flooring throughout, radiator, floor-to-ceiling radiator, ample ceiling spotlights, double glazed bay window to the front elevation, double glazed window to the rear elevation and French doors leading out onto the rear garden.

## FIRST FLOOR LANDING

9'0" max x 6'8" (2.74m max x 2.03m)

Having a feature circular obscure double glazed window to the side elevation.

## BEDROOM 1

12'4" x 12'0" into wardrobes (3.76m x 3.66m into wardrobes)

Having extensive fitted wardrobes with hanging rails and shelving and mirror fronted doors. Panelled wall feature, radiator and double glazed window to the rear elevation.

## BEDROOM 2

13'8" into bay x 12'0" into wardrobes (4.17m into bay x 3.66m into wardrobes)

Having extensive fitted wardrobes with hanging rails and shelving and mirror fronted doors. Radiator and double glazed bay window to the front elevation.

## BEDROOM 3

7'0" x 6'8" (2.13m x 2.03m)

With radiator and double glazed window to the front elevation.

## BATHROOM

8'10" max x 6'8" (2.69m max x 2.03m)

Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap. Separate tiled shower cubicle with rainfall shower plus additional shower handset. Pedestal wash hand basin with mixer tap. Low flush WC. Chrome heated towel rail, obscure double glazed window to the rear elevation and cupboard housing the Worcester Bosch combi boiler.

## OUTBUILDING STORAGE AREA

With doors to the front and rear elevations giving access to the driveway and garden.

## OUTBUILDING STORE

4'9" x 3'5" (1.45m x 1.04m)

With plumbing for a washing machine.

## OUTBUILDING STORE

4'8" x 3'5" (1.42m x 1.04m)

With power and light point and 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.



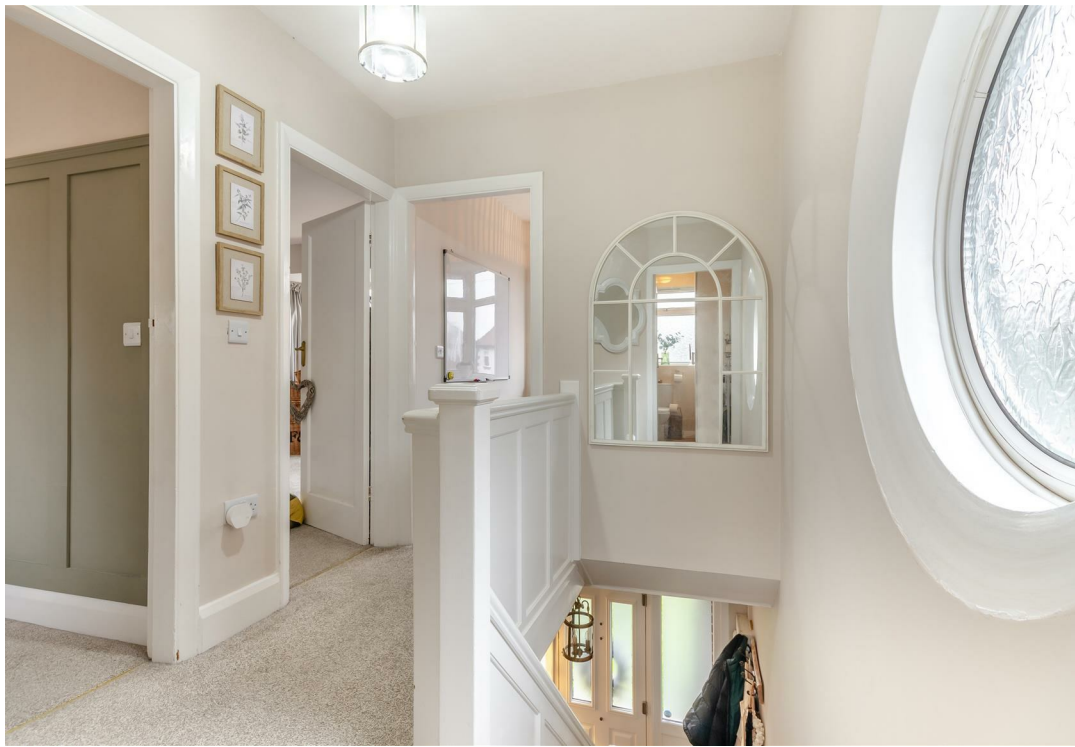






















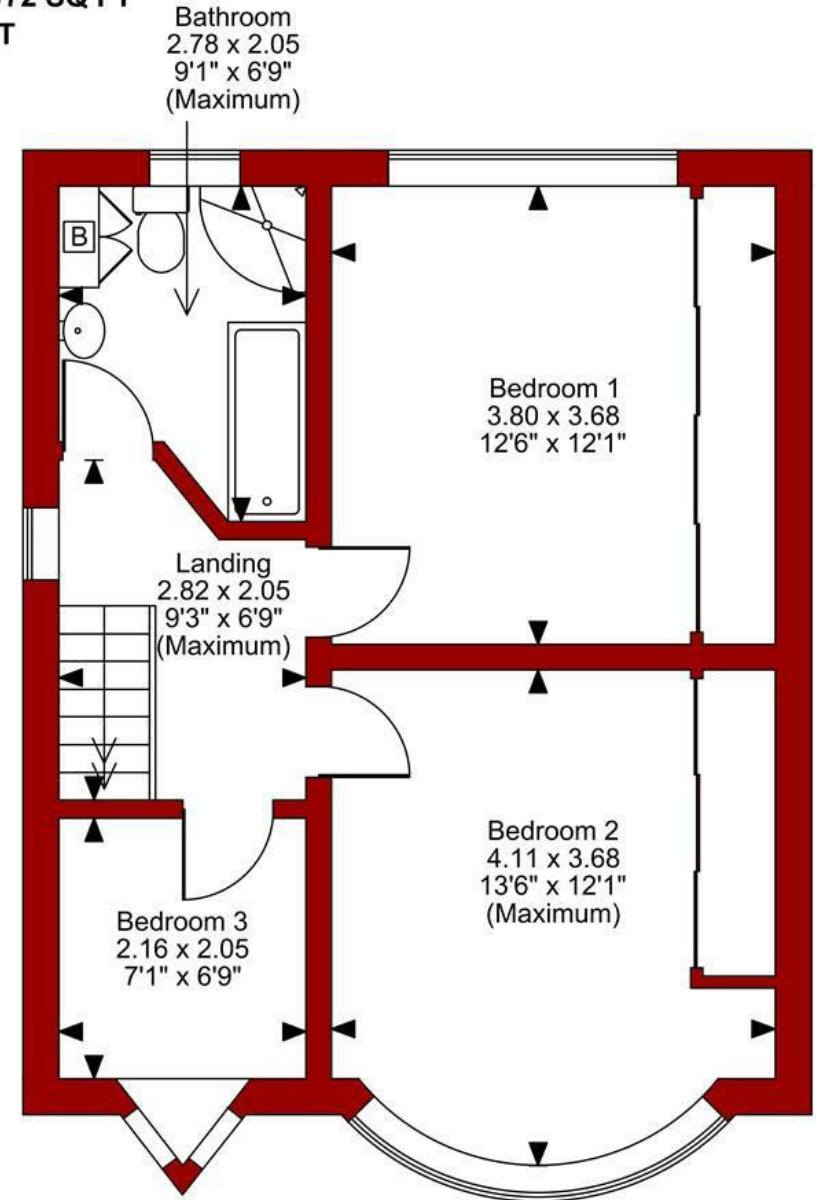
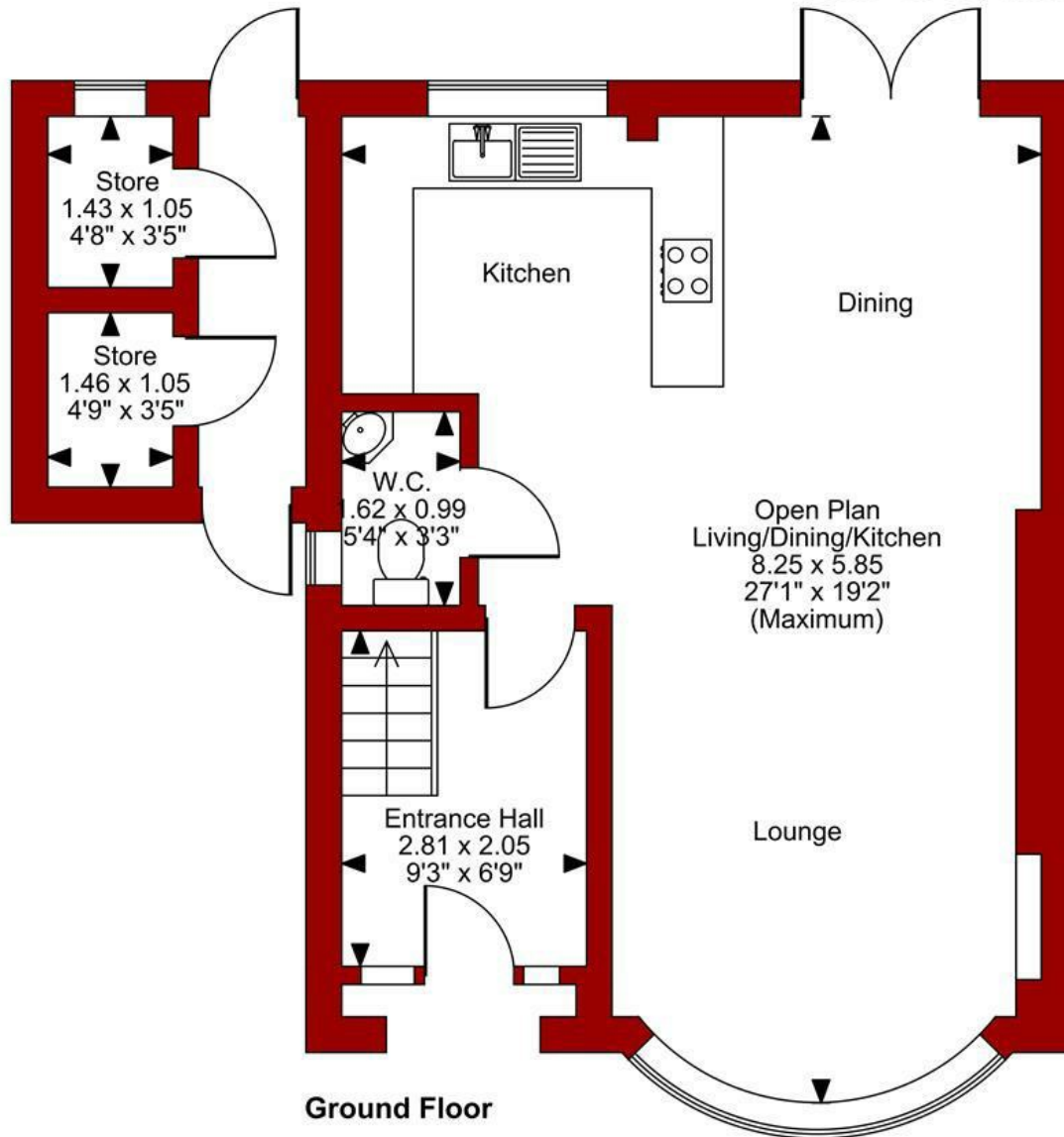








Hillsway Crescent, Mansfield  
Main House = 88 SQ M/952 SQ FT  
Adjoining Store/Walkway = 7 SQ M/72 SQ FT  
Total = 95 SQ M/1024 SQ FT



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		83
(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	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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



**RICS**



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