



56 Saffron Street, Forest Town, Mansfield,
Nottinghamshire, NG19 0RE

Offers In The Region Of £270,000

Tel: 01623 626990

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

- Modern Detached House
- En Suite & Family Bathroom
- Kitchen & Utility
- South Facing To Rear
- Close to Local Amenities
- Four Bedrooms
- Two Reception Rooms
- Good Sized Rear Garden
- Double Driveway & Single Garage
- Viewing Advised

A modern four bedroom detached house built in 2007 with a south facing rear garden in a popular area off Holly Road within easy reach of local amenities and schooling.

The property offers good sized family living accommodation with gas central heating and UPVC double glazing. The ground floor layout comprises an entrance hall, cloakroom, lounge with bay window, separate dining room with French doors, kitchen and a utility room. The first floor landing leads to a spacious master bedroom with fitted wardrobes and an en suite. There are three further bedrooms and a contemporary family bathroom.

OUTSIDE

Externally, there is a lawned frontage adjacent to a double width tarmacadam driveway leading to a single garage equipped with power and light. A pathway to the side of the house leads to gated access to the rear garden. To the rear of the property, there is a good sized garden with a rear walled boundary. There is a hardstanding low maintenance area with paving and a shed enclosed by fencing, a lawn and a gravel pathway leads to a summerhouse.

AN OPEN FRONTED STORM PORCH LEADS TO A FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

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

CLOAKROOM/WC

6'6" x 3'3" (1.98m x 0.99m)

Having a low flush WC and pedestal wash hand basin. Laminate floor, chrome heated towel rail and obscure double glazed window to the front elevation.

LOUNGE

14'6" x 14'5" into bay (4.42m x 4.39m into bay)

Having a slate fireplace, laminate floor, radiator and double glazed bay window to the front elevation.

DINING ROOM

12'1" x 8'4" (3.68m x 2.54m)

With radiator, laminate floor and French doors leading out onto the south facing rear garden.

KITCHEN

13'6" x 11'0" max (4.11m x 3.35m max)

Having contemporary shaker cabinets comprising wall cupboards, base units and drawers with wood effect worktops above. Inset ceramic sink with drainer and chrome mixer tap. Integrated single oven, four ring gas hob and extractor hood above. Space for a fridge/freezer, space and plumbing for a washing machine and additional space for another freestanding appliance. Radiator, laminate floor, contemporary tiled splashbacks, open shelving, cupboard housing the gas central heating boiler and two double glazed windows to the rear elevation.

UTILITY

5'5" x 5'2" (1.65m x 1.57m)

Having contemporary base units, stainless steel sink with mixer tap and wood effect work surfaces. Plumbing for a washing machine, radiator, laminate floor, contemporary tiling and obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

12'3" max x 8'10" (3.73m max x 2.69m)

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

MASTER BEDROOM 1

14'5" x 10'0" (4.39m x 3.05m)

A spacious master bedroom, having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Radiator and double glazed window to the front elevation.

EN SUITE

7'0" max x 5'4" (2.13m max x 1.63m)

Having a tiled shower cubicle. Pedestal wash hand basin. Low flush WC. Vinyl floor, radiator and obscure double glazed window to the side elevation.

BEDROOM 2

9'9" x 8'7" (2.97m x 2.62m)

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

BEDROOM 3

9'9" x 7'0" (2.97m x 2.13m)

With radiator and double glazed window to the rear elevation.

BEDROOM 4

8'11" x 7'8" (2.72m x 2.34m)

With radiator, laminate floor and double glazed window to the front elevation.

FAMILY BATHROOM

6'7" x 6'4" (2.01m x 1.93m)

Having a contemporary three piece white suite with black fittings comprising a tiled inset

bath with mixer tap and rainfall shower over plus additional shower. Pedestal wash hand basin with mixer tap. Low flush WC. Contemporary tiling to the walls and floor, heated towel rail, extractor fan and obscure double glazed window to the rear elevation.

ATTACHED SINGLE GARAGE

16'4" x 8'2" (4.98m x 2.49m)
Equipped with power and light. 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.

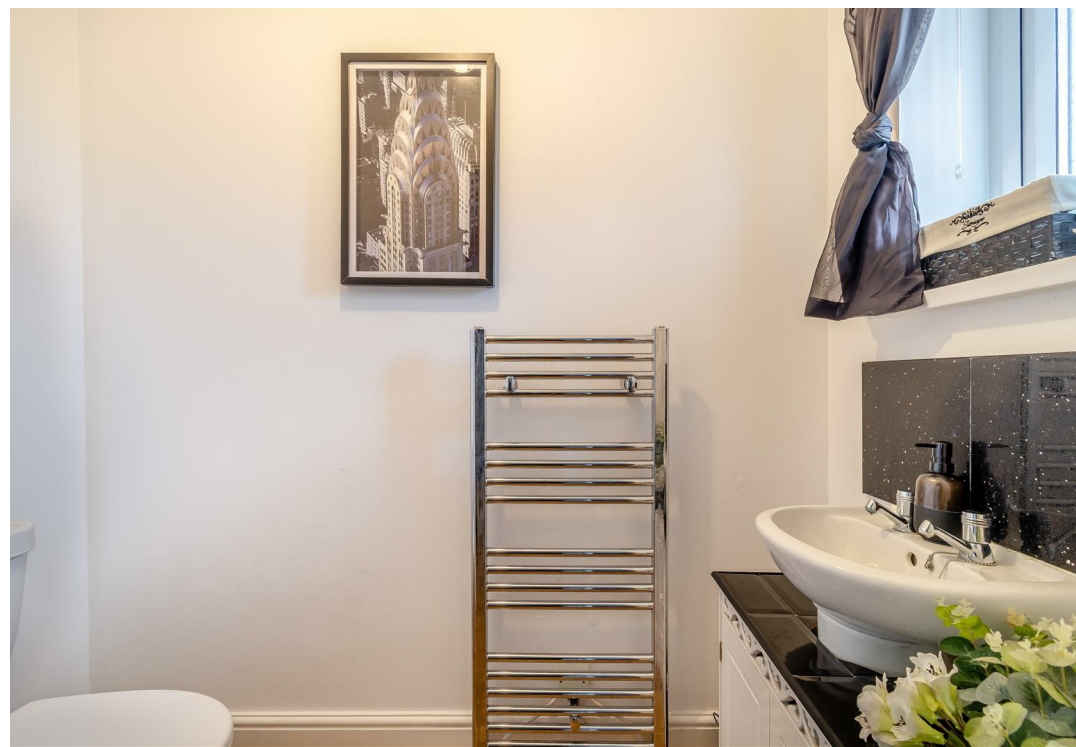
MORTGAGE ADVICE

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.











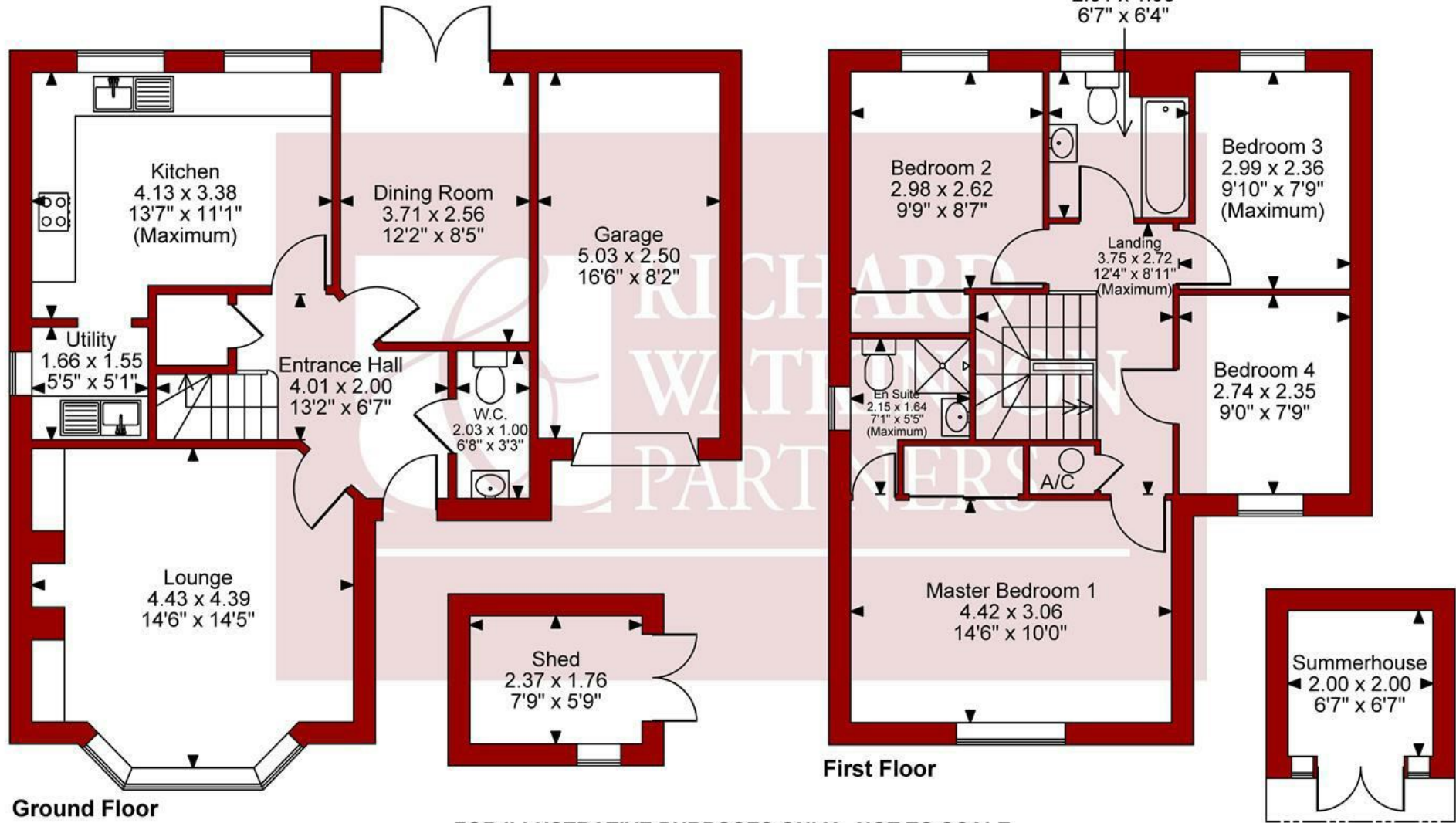








Saffron Street, Forest Town
Approximate Gross Internal Area
Main House = 107 SQ M / 1157 SQ FT
Garage = 13 SQ M / 135 SQ FT
Summerhouse & Shed = 8 SQ M / 88 SQ FT
Total = 128 SQ M / 1380 SQ FT



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
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



RICS



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