



**2 Debdale Gate, Mansfield Woodhouse,
Mansfield, Nottinghamshire, NG19 7NW**

£220,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Detached House
- Two Reception Rooms
- Gas Fired Central Heating (Back Boiler)
- Corner Plot
- Private Road Position
- Three Bedrooms
- Kitchen & Lean To/Utility
- UPVC Double Glazed Windows
- Detached Garage & Off Road Parking
- Close to Woodhouse High Street

A traditional three bedroom detached house built circa late 19th Century occupying a corner plot off Debdale Lane close to excellent transport links and less than one mile from Mansfield Woodhouse High Street shops and amenities.

The living accommodation comprises an entrance porch, entrance hall, downstairs WC, dining room, lounge, kitchen and side lean to/utility. The first floor landing leads to three bedrooms and a bathroom comprising a four piece suite. The property has gas fired central heating (back boiler) and UPVC double glazed windows.

The property occupies a private road position with ample off road parking to the front and on each side of the property. In addition, there is a carport which leads to a detached single garage. The gardens extend to three sides of the property, screened by a stone walled boundary adjacent to Debdale Lane. There is a lawn garden to the side which leads round to a raised decked garden to the rear of the house. The rear garden includes a good sized paved patio and a useful outbuilding.

AA FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

6'6" x 2'2" (1.98m x 0.66m)

With tiled floor and connecting door through to the:

ENTRANCE HALL

10'7" x 7'0" (3.23m x 2.13m)

With stairs to the first floor landing.

WC

6'10" x 4'10" (2.08m x 1.47m)

Having a low flush WC and wash hand basin with tiled splashbacks and storage cupboard beneath. Laminate floor, obscure glazed window to the side elevation and fitted cloaks storage cupboard.

DINING ROOM

12'5" x 9'11" (3.78m x 3.02m)

Having a stone fireplace with inset open fire. Radiator and double glazed windows to the front and side elevations.

LOUNGE

14'0" x 12'6" (4.27m x 3.81m)

Having a coal fire with back boiler. Quarry tiled floor, double glazed window to the side elevation and patio leading out onto the rear garden.

KITCHEN

10'5" x 10'4" max (3.18m x 3.15m max)

Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated electric oven, microwave, four ring electric hob and extractor hood above. Plumbing for a dishwasher and space for a fridge. Tiled floor, tiled walls, double glazed windows to the rear and side elevations and connecting stable door through to the:

LEAN TO/UTILITY

17'6" x 5'2" (5.33m x 1.57m)

Plumbing for a washing machine, tiled floor, built-in understairs storage cupboard, double glazed windows to the side elevation and doors at each end leading to the rear garden and front driveway.

FIRST FLOOR LANDING

With loft hatch and double glazed window to the side elevation.

BEDROOM 1

14'0" x 12'6" (4.27m x 3.81m)

Having a cast iron fireplace, radiator and double glazed window to the rear elevation.

BEDROOM 2

12'6" x 9'11" (3.81m x 3.02m)

With radiator and double glazed window to the front elevation.

BEDROOM 3

6'7" x 6'5" (2.01m x 1.96m)

Having fitted office furniture with desk and shelving. Radiator, laminate floor and double glazed window to the front elevation.

BATHROOM

10'9" x 6'10" (3.28m x 2.08m)

Having a large bathtub with mixer tap. Separate tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Fully tiled walls, chrome heated towel rail and two double glazed windows to the side elevation. Connecting door to a large boarded storage space.

OUTSIDE

The property occupies a private road position with ample off road parking to the front and on each side of the property. In addition, there is a carport which leads to a detached single garage. The gardens extend to three sides of the property, screened by a stone walled

boundary adjacent to Debdale Lane. There is a lawn garden to the side which leads round to a raised decked garden to the rear of the house. The rear garden includes a good sized paved patio and a useful outbuilding.

DETACHED SINGLE GARAGE

17'10" x 9'6" (5.44m x 2.90m)

With up and over door. Brick built workshop.

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.









Debdale Gate, Mansfield Woodhouse

Approximate Gross Internal Area
105 SQ M / 1130 SQ FT



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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		
		86
	42	
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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