



47 Crompton Road, Pleasley, Mansfield,
Nottinghamshire, NG19 7RG

£235,000

Tel: 01623 626990

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

- Extended Semi Detached House
- Beautifully Appointed Throughout
- Open Plan Living/Dining/Kitchen
- Driveway & Side Garage Store
- Bordering to Open Countryside
- Renovated to a High Standard
- Three Bedrooms
- Downstairs WC
- Large Landscaped Rear Garden
- Wonderful Rear Views

An extended, traditional and beautifully appointed three bedroom semi detached house with a large, landscaped rear garden bordering to open countryside with wonderful rear views.

The property has seen a complete back to brick programme of renovation and modernisation together with a superb kitchen extension, completed to a high standard throughout to create what is now a beautifully appointed home which combines both traditional and contemporary elements.

The layout of living accommodation comprises an entrance hall, downstairs WC, separate lounge and a large open plan living/dining/kitchen with island, ceiling lantern to the dining/living area and bi-folding doors leading out on to the substantial sandstone patio. The first floor landing leads to three bedrooms and a family bathroom. The property benefits from modern UPVC double glazing and gas central heating (combi boiler).

Overall viewing is the only way to truly appreciate the beautifully appointed level of accommodation.

OUTSIDE

The property is positioned towards the end of the cul-de-sac with a gravel driveway frontage which leads to a garage store to the side of the house with double doors at each end giving access to the rear garden. To the rear of the property, there is an impressive landscaped garden featuring an initial, substantial sandstone patio which extends across the full width of the property leading to a feature decked seating area beneath a pitched roof and access from the side to the garage. A substantially built, retaining brick walled boundary extends across the full width of the garden with wide central steps leading to the lower level garden which is laid to lawn either side of a long sandstone path flanked by solar lights leading to a further patio area at the end of the garden. Situated at the end of the garden is a delightful further seating area substantially laid to sandstone paving with a pergola against the backdrop of vertical timber panelling and rendered wall with three feature lights. Gated access here gives access to the public footpath for walks across the fields.

A TRADITIONAL STYLE COMPOSITE FRONT ENTRANCE WITH OBSCURE DOUBLE GLAZED WINDOWPANE TO THE SIDE AND ABOVE PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

11'9" x 5'4" (3.58m x 1.63m)

With parquet style wood floor, radiator, understairs storage cupboard and stairs to the first floor landing.

LOUNGE

11'10" into bay x 10'10" (3.61m into bay x 3.30m)

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

OPEN PLAN LIVING/DINING/KITCHEN

20'7" x 16'6" max (6.27m x 5.03m max)

A superbly appointed open plan living/dining/kitchen, having a range of light green cabinets comprising wall cupboards, base units and drawers complemented by wood style work surfaces. There is a central island with further base units, wood style work surfaces and space for stools beneath. Inset 1 1/2 bowl sink with drainer and mixer tap. There are a range of integrated appliances to include a single oven, microwave, electric hob, dishwasher, washing machine and tumble dryer. There is space for a large fridge/freezer. Double glazed window to the side elevation, ceiling lantern and large bi-folding doors lead out onto the rear garden.

DOWNSTAIRS WC

8'3" x 2'4" (2.51m x 0.71m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and two storage drawers beneath. Consumer unit.

FIRST FLOOR LANDING

With loft hatch with ladder attached leading to a partially boarded loft. Obscure double glazed window to the side elevation.

BEDROOM 1

10'9" x 10'8" (3.28m x 3.25m)

With radiator, panelled wall feature and double glazed window to the rear elevation.

BEDROOM 2

10'9" x 10'8" (3.28m x 3.25m)

With radiator and double glazed window to the front elevation.

BEDROOM 3

7'4" x 5'8" (2.24m x 1.73m)

With radiator and double glazed window to the front elevation.

BATHROOM

7'8" x 5'8" (2.34m x 1.73m)

Having a contemporary three piece white suite with chrome fittings comprising a panelled bath with mixer tap and rainfall shower over plus additional shower handset. Pedestal wash hand basin. Low flush WC. Part tiled walls, chrome heated towel rail, four ceiling spotlights and obscure double glazed window to the rear elevation.

GARAGE STORE

18'1" x 6'8" (5.51m x 2.03m)

With double doors to both the front and rear elevations.

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

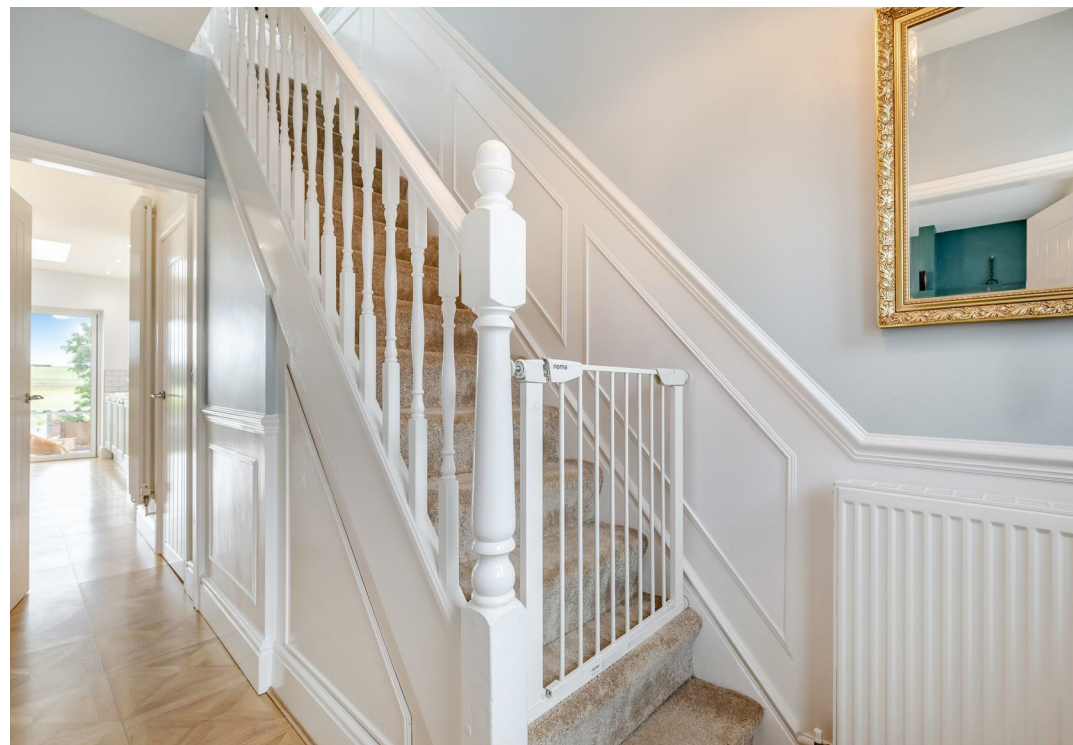
All mains services are connected.

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.

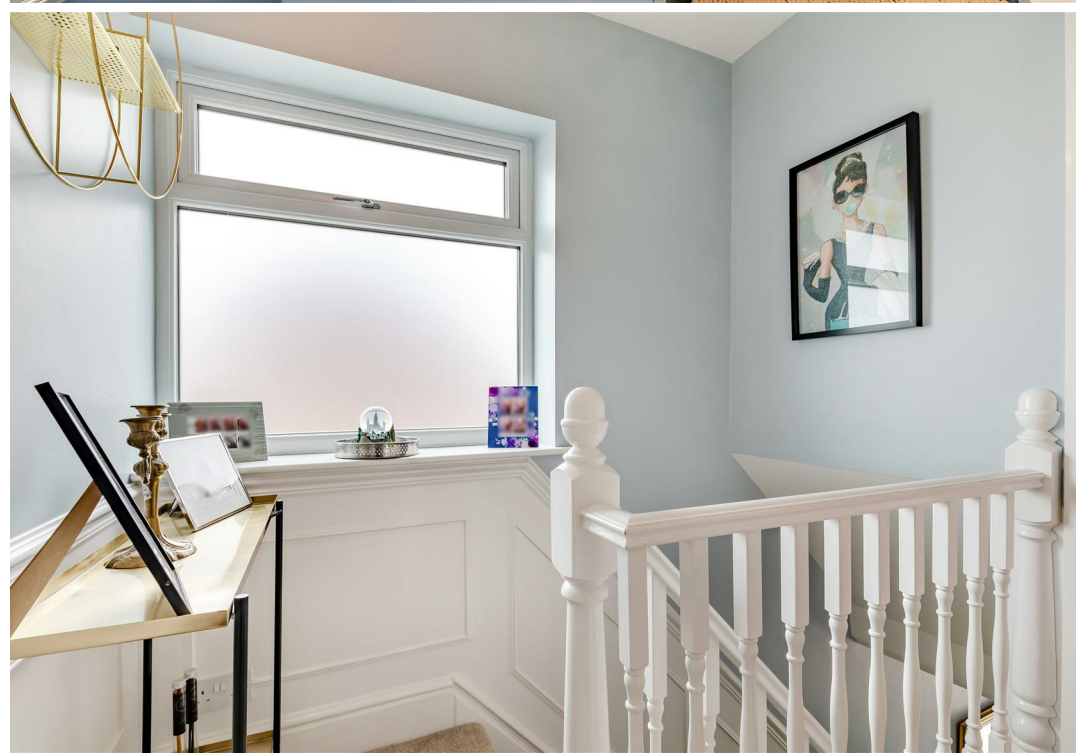
FIXTURES & FITTINGS

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.











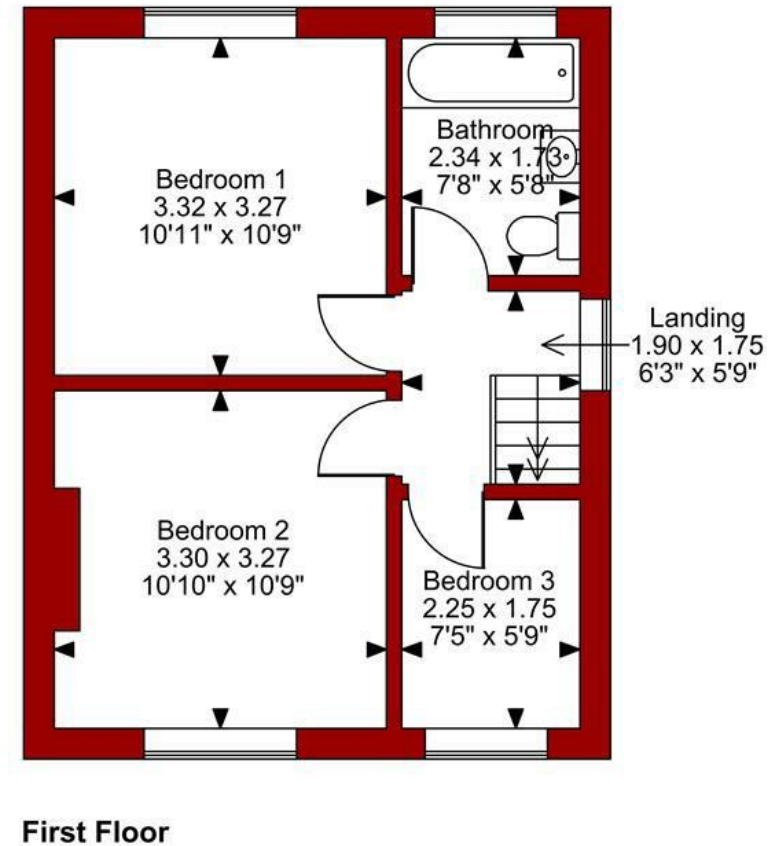
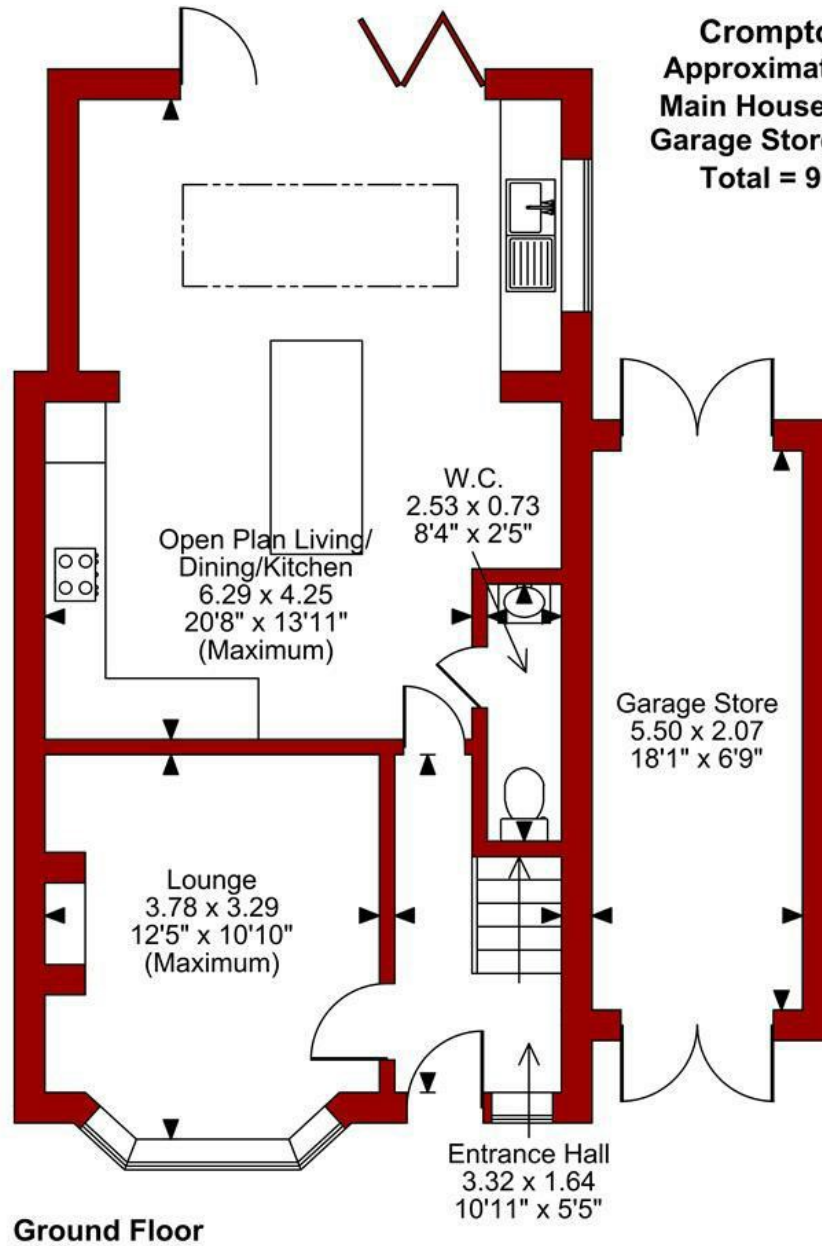








Crompton Road, Pleasley
Approximate Gross Internal Area
Main House = 85 SQ M/911 SQ FT
Garage Store = 11 SQ M/123 SQ FT
Total = 96 SQ M/1034 SQ FT



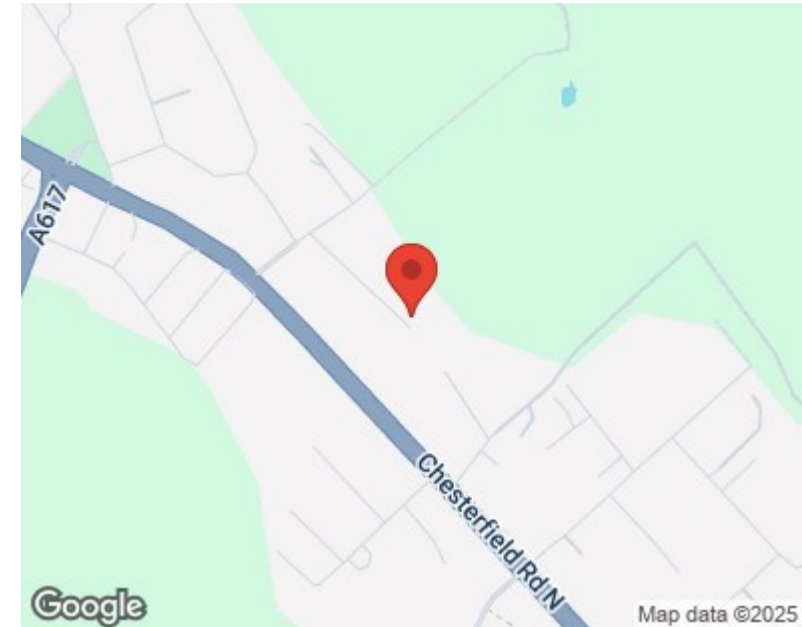
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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		
	74	80
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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