



**2 New Park Lane, Mansfield,
Nottinghamshire, NG18 2FA**

No Chain £250,000

Tel: 01623 626990

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

- Modern End Town House
- Four Bedrooms
- Kitchen/Diner & Separate Lounge
- Block Paved Parking for x2 Cars
- Exclusive Gated Development
- Spanning Three Floors: 1323 Sq Ft
- Jack & Jill En Suite & Bathroom
- Orangery Rear Extension Built 2024
- Conservation Area (No Through Road)
- Desirable Suburban Location

A modern, bay fronted, four bedroom end town house (in a row of 4) built in 2015 to a striking traditional design, offering spacious family living accommodation spanning three floors in the region of 1,323 sq ft with a recently built orangery rear extension off the kitchen/diner.

The accommodation comprises an entrance lobby, bay fronted lounge, kitchen/diner, orangery extension with bi-fold doors and a downstairs WC. The first floor landing leads to a large bay fronted master bedroom, bedroom four and a fully tiled family bathroom. The second floor landing leads to bedrooms two and three which share a Jack & Jill en suite shower room. The property has an alarm system, double glazed windows and doors and gas central heating.

OUTSIDE

The property stands at the front of the development set back from The Park (no through road) behind remote controlled electric gates. There is an enclosed low level picket fence frontage with lawn and a sandstone path which extends to the side. A side gate and pathway provides access to the rear garden. To the rear of the property, there is a lawn, sandstone pathway and raised beds. A gate at the end of the garden provides access to an off road parking area with a block paved tandem length parking area for two cars.

The Ridge, New Park Lane is an exclusive collection of 3 and 4 bedroom houses in a parkland setting, which was once a Victorian Manor House dating back to the 1890s in grounds of 4.2 acres. The development is in a Conservation Area at the end of The Park (no through road) with private gated access. The area is regarded as a desirable suburban location with many substantial Victorian and Edwardian homes in the surrounding area on attractive tree lined streets, only moments away from excellent facilities, the town centre, and within walking distance to Brunts School.

A COMPOSITE SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

With oak floor and stairs leading to the first floor landing.

LOUNGE

15'0" x 13'4" into bay (4.57m x 4.06m into bay)

A good sized reception room, with oak floor, radiator and double glazed bay window to the front elevation.

KITCHEN/DINER

15'1" x 11'5" (4.60m x 3.48m)

Having modern cabinets with chrome handles comprising wall cupboards, base units and drawers with work surfaces above.. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated Neff electric oven, four ring Neff gas hob, stainless steel splashback and stainless steel extractor hood above. Integrated dishwasher and washer/dryer. There is a free standing fridge/freezer and a free standing tumble dryer both available to purchase by separate negotiation. Cupboard housing the gas central heating combi boiler. Radiator, tiled floor, five ceiling spotlights, consumer unit, double glazed window to the rear elevation and composite rear door leading through to the:

ORANGERY EXTENSION

13'1" x 10'6" (3.99m x 3.20m)

With 2.5m ceiling height and central ceiling lantern, tiled floor, radiator, four ceiling spotlights and 3.3m wide bi-fold doors lead out onto the rear garden.

WC

5'11" x 3'2" (1.80m x 0.97m)

Having a two piece suite comprising a low flush WC and corner wash hand basin with chrome mixer tap and tiled splashbacks. Radiator, tiled floor, extractor fan and ceiling light point.

FIRST FLOOR GALLERIED LANDING

15'1" x 6'7" (4.60m x 2.01m)

With radiator, double glazed window to the side elevation and built-in cupboard with ceiling light point.

BEDROOM 1

15'2" x 13'5" into bay (4.62m x 4.09m into bay)

A spacious double bedroom, with radiator and double glazed bay window to the front elevation.

BEDROOM 4

8'3" x 8'2" (2.51m x 2.49m)

With radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

8'1" max into door reveal x 6'6" (2.46m max into door reveal x 1.98m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Fully tiled walls, tiled floor, chrome heated towel rail, two ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

SECOND FLOOR LANDING

BEDROOM 2

15'3" x 11'7" (4.65m x 3.53m)

A spacious double bedroom, with radiator and double glazed window to the front elevation.

JACK & JILL EN SUITE

10'10" max x 5'4" max (3.30m max x 1.63m max)

Having a modern three piece suite with chrome fittings comprising a tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, part tiled walls, chrome heated towel rail, three ceiling spotlights, extractor fan and double glazed window to the side elevation.

BEDROOM 3

12'4" max x 11'7" (3.76m max x 3.53m)

(9'6" min). With radiator and velux roof window to the rear elevation.

MANAGEMENT COMPANY

There is a management company on this development: New Park Lane The Ridge Limited. Please call us for further details.

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.





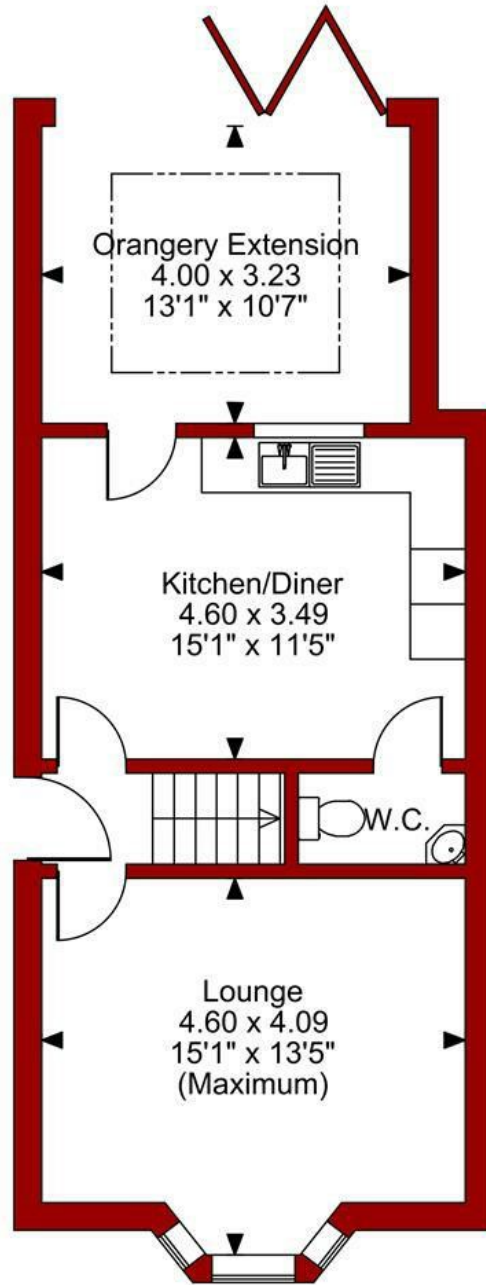




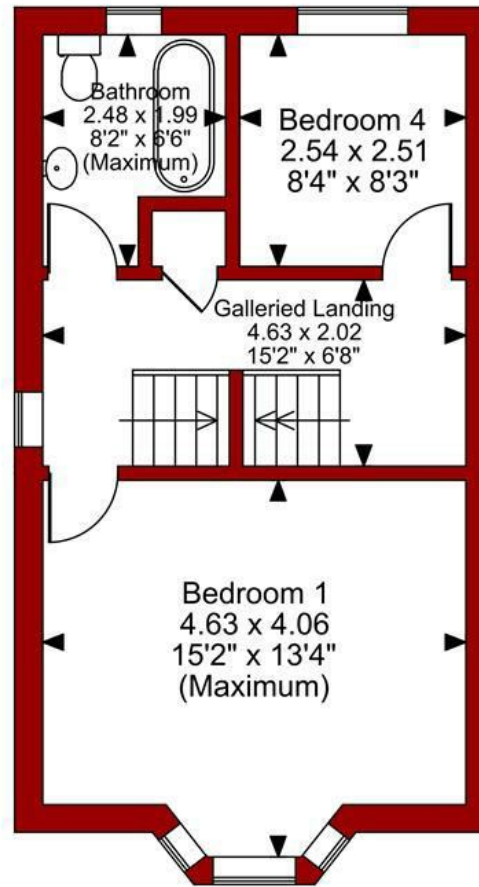




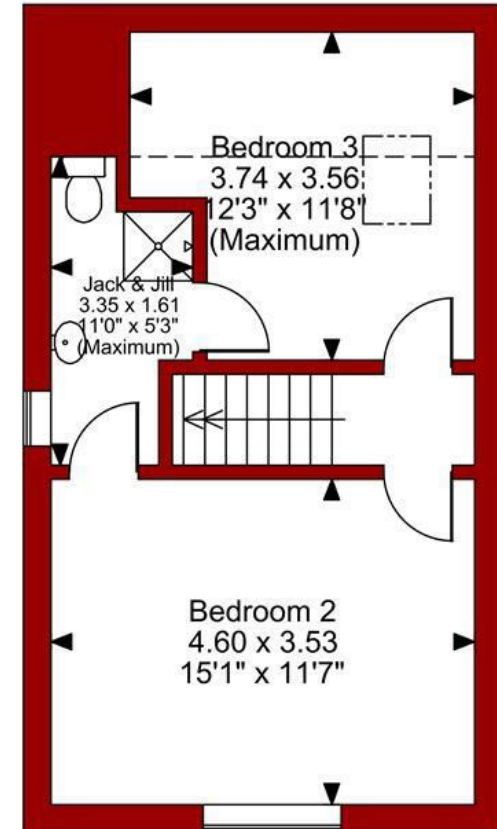
**New Park Lane, Mansfield,
Approximate Gross Internal Area
123 SQ M/1323 SQ FT**



Ground Floor



First Floor

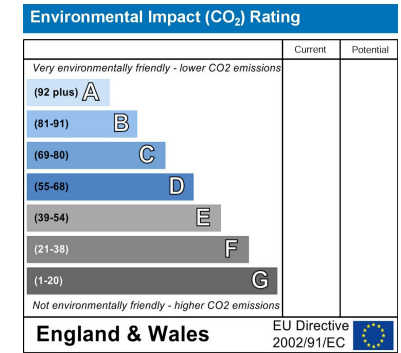
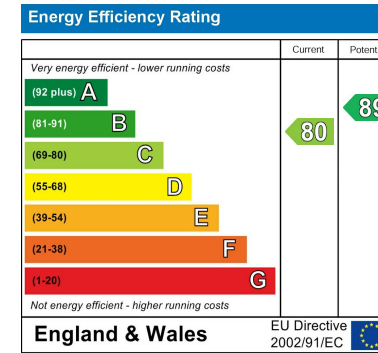


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height



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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