



151 Mansfield Road,  
Winsick, S41 0JG

OFFERS IN THE REGION OF

£500,000

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WILKINS VARDY

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# £500,000

FANTASTIC EXTENDED FAMILY HOME ON MAGNIFICENT 0.58 ACRE PLOT

Sitting back from the road behind a gated entrance and occupying a fantastic plot of approximately 0.58 acres in total, this attractive four double bed roomed detached house offers spacious and well appointed accommodation, which would benefit from some modernisation to create a fantastic family home.

It is felt the plot could offer some potential for development, offering scope to extend the main property or potentially create additional dwellings (subject to obtaining Local Authority approval).

Just a short distance from Hasland Village and Eastwood Park, the property is situated close to a good range of local amenities and ideally placed for routes into the Town Centre.

- Superb Detached Family Home
- Three Generous Reception Rooms
- Four Good Sized Double Bedrooms
- Integral Garage & Ample Off Street Parking
- EPC Rating: E
- 0.58 Acre Plot
- Breakfast Kitchen & Separate Utility Room
- Bathroom & Separate WC
- NO UPWARD CHAIN

## General

Gas central heating  
Sealed unit double glazed windows and doors (unless otherwise stated)  
Security alarm system  
Gross internal floor area - 167.0 s.qm./1797 sq.ft. (including Garage)  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Hasland Hall

## Possible Development Potential

We have had communication with a local planning consultant, who believes there is some potential to develop the plot, subject to certain constraints. Whilst more investigations are needed to establish whether additional buildings could be built on this plot, it is felt that some potential may exist. An email from the planning consultant is available upon request by any interested parties.

We must make clear that any buyer intending to develop the plot must make their own inquiries prior to confirming their offer. Currently the plot sits outside the local plan development settlement limits, and therefore planning consent for additional dwellings is not guaranteed.

## On the Ground Floor

A wooden front entrance door opens into an ...

### Entrance Porch

Having an internal door opening to the ...

### Entrance Hall

Having a built-in storage cupboard. A staircase rises to the First Floor accommodation.

### Cloaks/WC

Being part tiled and fitted with a 2-piece suite comprising of a low flush WC and a wash hand basin with vanity unit below.

### Living Room

16'11 x 12'0 (5.16m x 3.66m)  
A generous dual aspect reception room having a feature brick fireplace with wood surround, tiled hearth and an inset living flame coal effect gas fire (not tested).  
Varnished wood flooring.  
Folding doors open to give access to the ...

### Garden Room

12'9 x 11'8 (3.89m x 3.56m)  
A good sized triple aspect room having solid wood flooring. A uPVC double glazed door gives access onto the side of the property.

### Dining Room

13'0 x 12'0 (3.96m x 3.66m)  
A good sized front facing reception room having a wall mounted gas fire (not tested) with tiled hearth below.

### Breakfast Kitchen

12'4 x 9'5 (3.76m x 2.87m)  
Being fully tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over, including a breakfast bar.

Inset 1½ bowl single drainer sink with mixer tap.

Integrated appliances to include a fridge, electric oven and 4-ring hob with extractor over.

Space and plumbing is provided for a dishwasher.

Tiled floor.

A door gives access into the ...

### Utility Room

8'6 x 6'11 (2.59m x 2.11m)  
Fitted with a range of base units and having a double bowl single drainer sink with mixer tap.  
Space and plumbing is provided for a washing machine.  
A wooden door gives access onto the rear of the property, and a further door gives access into the integral garage.

## On the First Floor

### Landing

### Bedroom One

20'5 x 11'5 (6.22m x 3.48m)  
A generous triple aspect double bedroom having a built-in cupboard with overhead storage. There is also an inset sink.

### Bedroom Two

12'11 x 11'3 (3.94m x 3.43m)  
A good sized front facing double bedroom having a built-in cupboard which has an access door through to eaves storage.

### Bedroom Three

12'0 x 9'11 (3.66m x 3.02m)  
A good sized dual aspect double bedroom.

### Bedroom Four

10'7 x 9'6 (3.23m x 2.90m)  
A good sized rear facing double bedroom having two built-in cupboards.

### Family Bathroom

Being fully tiled and fitted with a 2-piece suite comprising of a panelled bath with mixer shower over, and a pedestal wash hand basin.  
Built-in airing cupboard housing the hot water cylinder.

### Separate WC

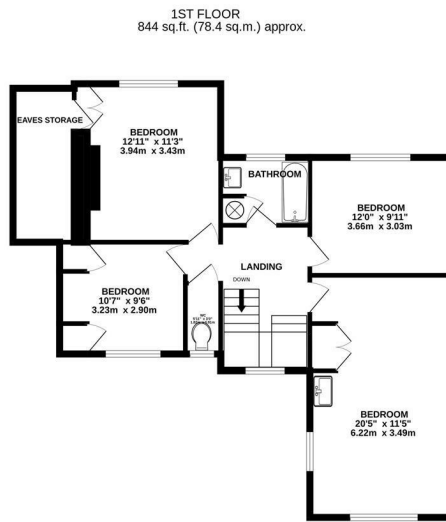
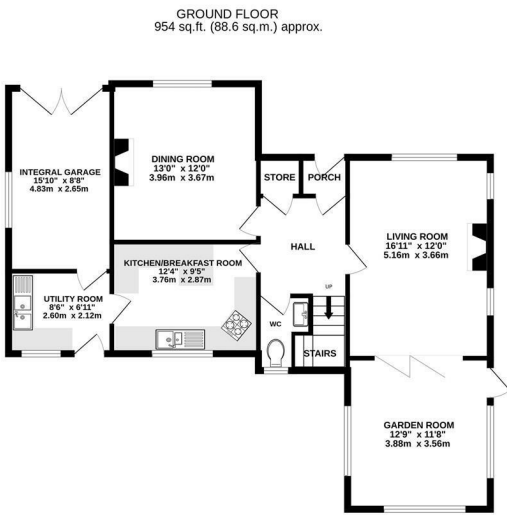
Being part tiled and fitted with a low flush WC.

### Outside

The property sits on a generous plot with double gates opening onto a driveway with lawned gardens, mature plants, trees and shrubs on either side. The drive provides ample off street parking/turning space and leads to the Integral Garage (15'10 x 8'8) having light, power and also housing the gas boiler. The driveway continues to the right hand side of the property to a wooden framed structure.

The generously proportioned rear garden is laid mainly to lawn, having planted beds and borders, a paved patio, mature trees and shrubs and a vegetable patch. There is also a greenhouse and a garden shed.





**TOTAL FLOOR AREA: 1797 sq.ft. (167.0 sq.m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>44</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

The property was unoccupied at the time it was inspected and we have therefore been unable to verify with the previous occupant that the central heating system, gas fires, kitchen appliances, shower unit, plumbing installations and electric system are in working order. No tests or checks have been carried out by ourselves and no warranty can therefore be given.

We are also unable to confirm whether any extensions, alterations or window replacements since 2002 have received the necessary Planning Consent and Building Regulations Approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Hasland Hall Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultant.



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