



Westbrook
Derby Road | Mansfield | NG18 5BJ

FINE & COUNTRY

Westbrook

An exceptional detached family home standing within enviable grounds on the borders of the well-regarded Mansfield Town.

- An Exceptional Detached Family Home
- Beautiful Enclosed Grounds of Circa 1.2 Acres
- Main House Extending to Approximately 4847sq.ft
- Additional Garaging & Outbuildings of Approximately 2280sq.ft
- Reception Hall, Dining Room, Breakfast Kitchen, Sitting Room
- Utility Room, Ground Floor WC & Cellars
- Principal Suite with Dressing Room & En-suite Shower Room
- 3 Further Bedrooms, 2 En-Suite Shower Rooms & Family Bathroom

WESTBROOK

Originally constructed in 1952 and with only one previous owner prior to its current occupiers taking ownership, Westbrook comes to the market for the first time in approximately 20 years presenting an exciting opportunity to acquire home which offers a perfect balance of both internal and external space, whilst benefitting from an excellent locality just a stones throw from the abundance of amenities which Mansfield Town enjoys. The main house boasts approximately 4847sq.ft of generously proportioned accommodation, with an additional 2280sq.ft in garaging and outbuildings, all set within circa 1.2 acres of gloriously presented grounds providing an ideal setup for a variety of buyers requirements and needs. Overall, a special property which has been thoroughly enjoyed by its present owners and one which is certain to impress upon inspection.

Upon entering the home via the porch area, you are immediately greeted by a fabulous and substantial reception hall which spans an impressive 25' in length and provides ample space for a social seating area as well as double French doors giving access to gardens on either side of the property. Much of the principal ground floor accommodation leads off this room which, in brief, comprises of: formal dining room with feature electric fire, a charming bay window seat and several outdoor aspects to enjoy, breakfast kitchen with central island, granite surfaces, a host of integrated appliances and doors leading directly to the side terrace, sitting room with a traditional style gas fire and double French doors to the gardens, an extremely generous fitted utility room with ample storage and pantry, a side porch which is ideal as a secondary entrance particularly for those with pets, a ground floor WC and 3 extensive cellars.









To the first floor, and leading off the substantial and pleasant landing area, the principal suite offers a wonderful retreat to enjoy. Comprising of the main bedroom area with fitted wardrobes and direct access onto a private balcony, a stunning en-suite shower room and a fully fitted dressing room with additional store leading off. Elsewhere you'll find bedroom 2 with a balcony and en-suite shower room, bedroom 3 with en-suite shower room, bedroom 4 and a separate family bathroom. In addition, a secondary staircase leads up to the substantial second floor/ loft area which is predominantly boarded to create a fantastic space with excellent potential.

GARDENS & GROUNDS

Undoubtedly, one of the key highlights of this home is the incredible established gardens which it enjoys. Extending to approximately 1.2 acres in all and accessed via private electric gates, the grounds are fully enclosed to all sides providing a degree of privacy and space so rarely found so close to a town centre. The attractive frontage enjoys a sweeping turning circle which gives an abundance of freestanding parking, while the side and rear gardens are landscaped with beautiful lawns, stocked borders, mature trees, extensive terraces, a feature natural spring pond which flows down through one of the lawns, summer house/ bar, a hardwood greenhouse with adjoining vegetable garden and a former tennis court. 2280sq.ft of outbuildings comprising of a detached garage with storeroom and WC, a further gardeners/ guests WC and two substantial barns/ garages with alarms and CCTV offer fantastic storage or parking solutions.

LOCATION

The market town of Mansfield is located approximately 12 miles north of Nottingham City Centre and has developed substantially from its mining and textile industry past into a large residential and commercial district. Mansfield benefits from a broad selection of local amenities which you would come to expect from a town of its size. A theatre, restaurants, public houses, bars, banking, convenience stores, supermarkets, a shopping centre and numerous recreational activities are just a small selection of what Mansfield has to offer. The area benefits from an extensive transport network, with Mansfield railway station linking the town to Nottingham and Worksop, several bus operators with vast operating areas and a number of significant arterial roads.

SERVICES

Mains electricity, water, drainage and gas fired central heating are understood to be connected. There is water based underfloor heating to the kitchen, lounge, principal suite and bedroom 3. The property is fully alarmed with CCTV throughout its exterior.

TENURE

Freehold.



Westbrook, Derby Road, Mansfield
Approximate Gross Internal Area
Main House = 450 sq.m/4847 sq.ft
Garage = 39 sq.m/418 sq.ft
Outbuildings = 173 sq.m/1862 sq.ft
Total = 662 sq.m/7127 sq.ft

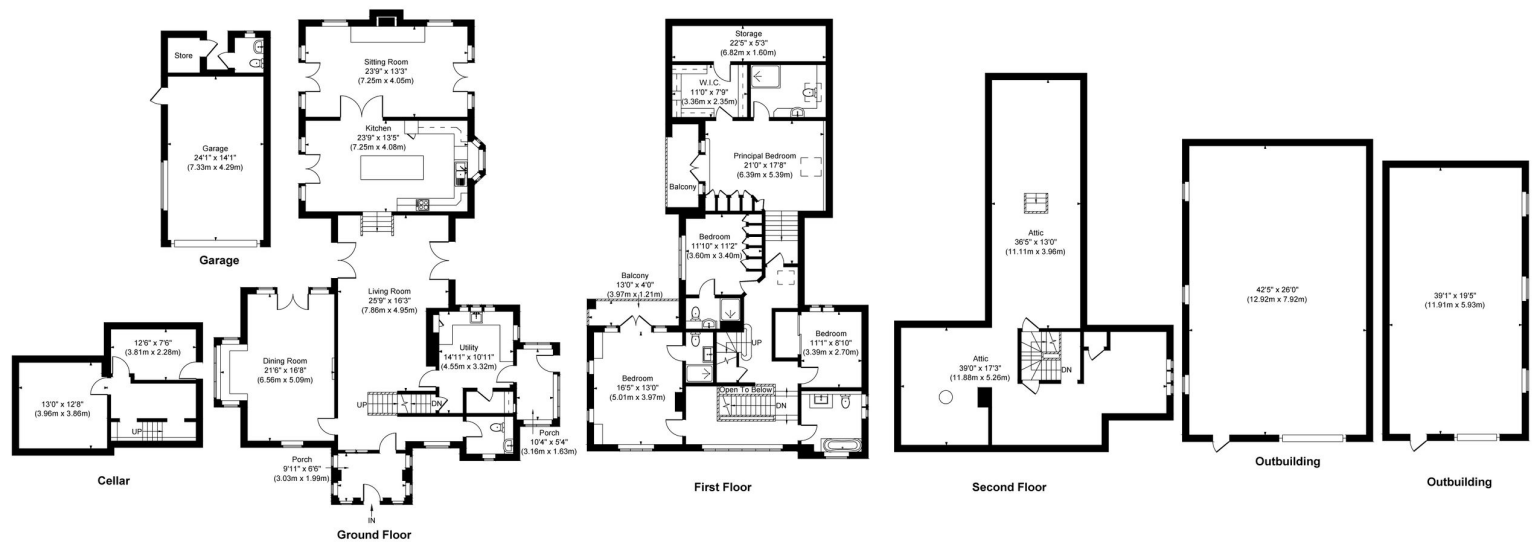
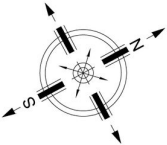


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		



Fine & Country
The Old Barn, Brook Lane, Stanton on the Wolds, Nottingham, NG12 5SE
0115 9822824 | nottingham@fineandcountry.com