



CROW HILL DRIVE | MANSFIELD | NG19 7AE

**BuckleyBrown**  
ESTATE AGENTS

STATE OF THE ART!!.. This memorable and truly unique property is steeped in traditional features and versatile accommodation that without doubt has the wow factor in abundance. Standing proud within an excellent, most sought-after location, this imposing detached property stands within private gated grounds, with enough space for even the largest of families. Let's take a look around..

The ground floor welcomes you to a stunning living room, with a terrific fireplace and bay window that allows a wealth of natural light through. There's also stunning double doors leading into the dining room where you can enjoy entertaining guests or sit down meals. The kitchen is in need of some renovation, but presents a fantastic space to cook up tasty meals, with a walk-in pantry and lots of worktop space to show off your culinary skills. There's also a handy utility with space for additional appliances. There's an excellent garden room and conservatory to utilise to your own advantage, along with a handy sitting room/sixth bedroom. Completing the floor is a shower room, ideal when guests are over to visit.

The first floor hosts four double bedrooms, all of which have been kept to a pristine standard throughout. The second bedroom benefits from its own stylish ensuite, whilst you'll also find an additional shower room, bathroom and separate WC just off the landing. What more could you ask for? And if that's not enough, you'll find an additional sixth bedroom to the second floor, complete with a fitted wardrobe and ample space.

Boasting incredible grounds, the property is accessed via a private gated entrance that leads you to a generous carriage driveway surrounded by lawns, mature shrubs and trees. The rear garden is an excellent size, with a terrific patio seating area and steps leading down to extensive lawns, mature shrubs and trees- a true haven to enjoy with family and friends. In addition, there is a coach house to the bottom of the garden.





### Porch

With a window to the side elevation and access into;

### Entrance Hall

With central heating radiator, stairs leading up to the first floor and access into;

### Kitchen 10'6" x 16'9"

Complete with a range of wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, hob with extractor fan above, walk-in pantry (2.23 x 2.23), central heating radiator and two windows to the rear elevation. In need of some renovation/modernising.

### Utility 7'3" x 7'9"

With space and plumbing for additional appliances, and dual aspect windows to the side and rear elevation.

### Garden Room 11'9" x 20'1"

With feature fireplace, central heating radiator and dual aspect windows to the side and rear elevation. With access into;

### Conservatory 9'0" x 18'0"

With surrounding windows and double doors leading outside.

### Living Room 14'11" x 18'0"

With fitted carpets, feature fireplace, bay window to the front elevation and double doors leading into;

### Dining Room 14'11" x 16'4"

With fitted carpets, feature fireplace, central heating radiator and three windows to the front elevation.

### Sitting Room/Bedroom Six 13'5" x 13'5"

With fitted carpets, central heating radiator and window to the rear elevation.

### Shower Room 6'7" x 8'1"

Complete with a walk-in shower cubicle with overhead waterfall shower, low flush WC, hand wash basin, central heating radiator, downlights and opaque windows to the side and rear elevation.

### Landing

With fitted carpets, window to the rear elevation, skylight window and access into;

### Bedroom Two 13'4" x 16'4"

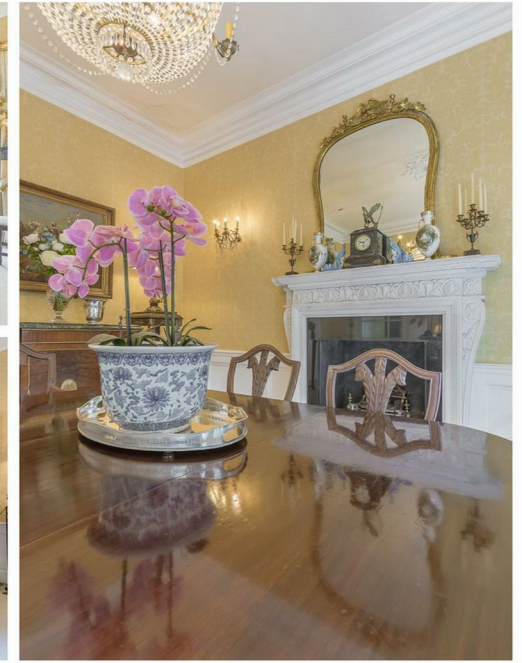
With fitted carpets, central heating radiator, window to the front elevation and access into;

### Ensuite 4'11" x 9'7"

Complete with a walk-in shower cubicle, low flush WC, double hand wash basin and central heating radiator.

### Bedroom Three 13'3" x 13'6"

With fitted carpets, central heating radiator and window to the rear elevation.



**Bedroom Four 11'10" x 16'9"**

With fitted carpets, central heating radiator and window to the rear elevation.

**Bedroom Five 11'8" x 14'10"**

With fitted carpets, central heating radiator and bay window to the front elevation.

**Shower Room 7'8" x 8'6"**

Complete with a walk-in shower cubicle with waterfall shower, low flush WC, double hand wash basin, full-height tiling and downlights.

**Bathroom 7'11" x 9'6"**

Complete with a fitted bath, low flush WC, hand wash basin and opaque window to the side elevation.

**WC**

Complete with a low flush WC, hand wash basin and three opaque windows to the front and side elevation.

**Bedroom One 13'1" x 21'7"**

With fitted carpets, fitted wardrobe and dual aspect windows to the front and rear elevation.

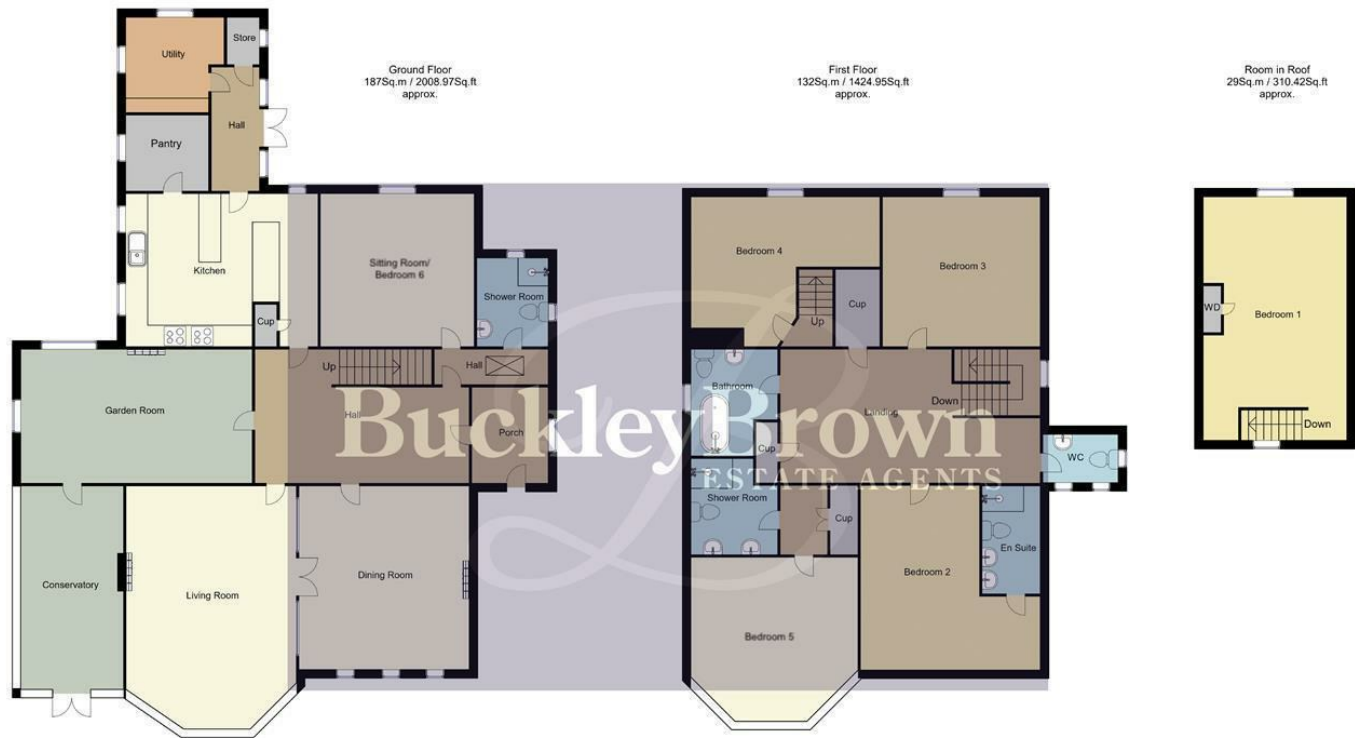
**Outside**

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		48	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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