



BIRCH GROVE GARDENS | MANSFIELD | NG18 4JH

BuckleyBrown
ESTATE AGENTS

AN INCREDIBLE FIND!!..PRIVATE RESIDENCE WITH TWO APPROVED PLANNING APPLICATIONS!

Welcome to this exquisite property located in the highly sought-after area of Berry Hill. Standing proud on an incredible plot, this four-bedroom detached home is perfectly designed for family living and comfort. Boasting spacious interiors and a wealth of wonderful features, this residence is a true gem and must be viewed to be fully appreciated!

The ground floor of this magnificent home is designed for both practicality and luxury. The heart of the home is a remarkable kitchen, thoughtfully designed for cooking and entertaining. With integrated appliances and ample dining space, this kitchen is perfect for culinary enthusiasts. The patio doors open out to the rear garden, seamlessly blending indoor and outdoor living. The utility room is also a great extension of the kitchen, providing space for additional appliances.

The lounge is equally as impressive, boasting a cosy feature fireplace and bay window that allows a wealth of natural light to fill the space beautifully. The conservatory can also be accessed from here and is perfect to be utilised year-round, showcasing rear views over the garden, and easy access outside. Completing the ground floor is a WC.

The first floor of the property unveils four exceptional bedrooms, each offering generous proportions and endless opportunities for personalisation. The master bedroom benefits from ample fitted wardrobe space, along with an ensuite that comprises of an incredible five-piece suite. There's also an additional family bathroom just off the landing.

Heading outside, the expansive 820 sq meter garden boasts lush lawns, two inviting patio seating areas, and a separate conservatory housing a delightful hot tub, along with a range of mature shrubs and trees. To the front of the property is a private gated driveway, offering ample parking, along with an double garage.





Agents Note

The property was granted planning permission in 2005 to form a new floor with dormers in the main residence (Ref: 2005/1590/FP) & for the build of a triple garage with annex above, to be located on the side garden.

Both planning application have been granted and do not need to be re-applied for! There is also no time frame that these works need to be completed by. Meaning that this already fantastic property could be made even more spacious being converted into having six bedrooms in total or one large master suite. Alongside extra garage space and further living space for the family.

Entrance Hall

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

Living Room 12'7" x 21'2"

Generous in size this beautiful lounge offers a feature fireplace, central heating radiator, carpet flooring for that extra cozy feel whilst also boasting with natural light from the front bay window and patio doors leading to the conservatory.

Conservatory 12'7" x 14'6"

Accessed off the living room having wood flooring and central heating radiator and under floor heating, this extra room is one that can be used all year round and you will definitely want to once stepping inside and seeing the wonderful views over the garden offering that tranquil feel.

Kitchen/Diner 13'10" x 35'10"

This room is the show stopper of the property offering everything that you will need to come together as a family or entertain guest, there is room for all your needs. The spacious floor plan of the kitchen allows you to have a central island with breakfast bar (offering additional storage space) and even further room for a formal dining area, over looking the garden.

The kitchen is complete with an extensive range of modern wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated oven with hob and extractor fan above, further integrated appliances and space for a double fridge-freezer.

Throughout the kitchen you will find tiled flooring, downlights, two central heating radiators, air-conditioning, triple aspect windows to the side and rear elevation showing the wonderful garden aspects and patio doors also leading outside.

Utility 6'4" x 19'0"

Accessed off the kitchen, this is a fantastic sized utility and is complete with the same range of modern wall and base units matching that of the kitchen, with complementary worktop over, inset sink and drainer with mixer tap, space and plumbing for additional appliances including two washing machine and tumble dryer. The tiled flooring leading from the kitchen leads to the utility offering a uniform look, and also has downlights, central heating radiator, access to the double garage and window to the side elevation.

WC

Modern in style and complete with a low flush WC, hand wash basin, chrome heated towel rail, and full-height tiling.

Landing

With fitted carpets, central heating radiator, and access into;

Master Bedroom 13'0" x 21'9"

This bedroom needs to be viewed to appreciate the space on offer, converting two rooms into one this master suite offers all your storage needs with over bed storage, fitted wardrobes and draws and additional wardrobe space with your own dressing area. The master bedroom also offers fitted carpets, two central heating radiators, access to the private and spacious en-suite and two windows to the rear elevation.

Ensuite 7'10" x 10'3"

Generous in size this en-suite comprises of a four piece suite with a fitted bath, separate walk-in shower cubicle, low flush WC, bidet, vanity hand wash basin, and opaque window to the side elevation.



Bedroom Two 14'4" x 19'7"

This bedroom is accessed of the stairs and boasts in size and natural light, with velux windows and dual aspect windows to the front and side elevation, also having three central heating radiators and solid oak flooring.

Bedroom Three 10'7" x 12'6"

A further double bedroom with fitted carpets, fitted wardrobes, central heating radiator, and window to the front elevation.

Bedroom Four 8'2" x 12'3"

Also a double bedroom offering fitted carpets, over bed storage with fitted wardrobes, central heating radiator, and window to the rear elevation.

Bathroom 8'9" x 9'5"

The family bathroom is complete with a fitted bath, separate walk-in shower cubicle, low flush WC, vanity hand wash basin, central heating radiator, and opaque window to the front elevation.

Outside

Situated on a spacious corner plot the property boasts space inside and out! The wrap around garden that this property offers is one to shout about, offering privacy from every angle you need to have a walk around to see all the areas that are on offer.

The rear garden offers an extensive lawn with beautiful surrounding mature shrubs and trees and fence surrounding offering further privacy and that desired tranquil feel that a garden should offer. Included on the rear garden there is two patio seating areas and a further conservatory housing the hot tub. This garden is perfect to enjoy those summer evenings, family gatherings or entertaining as it also has outdoor lighting surrounding and outside speakers.

As you drive up to the property, you will be amazed, boasting curb appeal and tucked away in a quiet cul-de-sac location. The property offers a block paved drive, with secure gates and ample parking. Not forgetting the integral double garage.

Garage 17'2" x 19'9"

Accessed from the driveway with ease of an electric garage door and also from inside the utility room, this garage has all your storage needs covered. The owners did not miss this room out when adding their stamp either as the garage also has tiled flooring, electric points, lighting, hot and cold water feeds, what more could you need.

The garage also houses the electrical fuse box for the property and a boiler room meaning that everything is tucked away nicely.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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