



BERRY HILL ROAD | MANSFIELD | NG18 4RT

BuckleyBrown
ESTATE AGENTS

FAMILY LIVING!!.. Introducing this impressive three-bedroom detached home nestled in the desirable Berry Hill area. This well-appointed property offers a comfortable and stylish living experience, combining modern features that perfectly cater to the needs of a growing family. Situated nearby to a range of excellent shops and amenities including parks, schools and commuter links, this property is an absolute gem that will instantly impress upon viewing! Let's take a look inside..

On the ground floor, a warm and inviting living room welcomes you, complete with a cosy log-burner that creates a perfect focal point for relaxation, along with a bay window that allows a wealth of natural light to fill the space wonderfully. Just opposite is the incredible open-plan kitchen/diner, providing an ideal space for entertaining guests or enjoying family meals. The kitchen is equipped with a range of shaker style units, along with space for all essential appliances and ample dining/living space. A delightful conservatory leads off here and provides a versatile room with convenient access outside. Completing the floor is a convenient WC that provides access down to a cellar for additional storage space. What's not to love?

The first floor reveals three generously sized bedrooms, each offering a comfortable space to unwind and rest. The family bathroom completes the floor nicely with a lovely four-piece suite including both a fitted bath and separate shower cubicle, along with convenient underfloor heating.

Heading outside, the property is surrounded by a well-maintained garden, creating an inviting outdoor space for various activities. There's a patio seating area to enjoy alfresco dining, along with a well-maintained and spacious lawn, and a surrounding display of mature shrubs and trees. To the front of the property is a generous driveway, providing ample off-road parking space, along with a detached garage with power, lighting, and water supply. What are you waiting for?





Entrance Hall

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

Living Room 14'2" x 12'1"

With fitted carpets, feature fireplace with stone hearth and fitted log-burner, central heating radiator, and a bay window to the side elevation.

Kitchen/Diner 8'3" x 11'11"/17'0" x 11'11"

Incredible open-plan space complete with a terrific range of shaker-style wall and base units with complementary worktop over, inset sink and drainer with chrome mixer tap, tiled splash backs, integrated oven, gas hob with extractor fan above, space and plumbing for both a dishwasher

and washing machine, ample dining/living/entertaining space, downlight, bay window to the front elevation, and a window to the side elevation. With access into;

Conservatory 10'11" x 5'9"

With central heating radiator, surrounding windows, and a door leading out to the rear garden.

WC

Complete with a low flush WC, hand wash basin, storage cupboard with access down to the cellar, and an opaque window to the rear elevation.

Cellar

Providing additional storage space.



Landing

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

Bedroom One 14'2" x 12'1"

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

Bedroom Two 12'3" x 11'11"

With fitted carpets, fitted wardrobes, central heating radiator, and a bay fronted window.

Bedroom Three 7'11" x 12'7"

With fitted carpets, central heating radiator, and dual aspect windows to the side and rear elevation.

Bathroom 8'6" x 6'9"

Complete with a fitted bath, separate walk-in shower cubicle, low flush WC, hand wash basin, chrome heated towel rail, downlights, underfloor heating, and an opaque window to the front elevation.

Outside

Featuring a spacious, well-maintained garden to the rear with a patio seating area, generous lawn, storage shed, and lovely display of mature surrounding shrubs and trees. To the front of the property is a generous private driveway and detached garage, allowing ample space for both off-road parking and secure storage.





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. Specifically 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) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(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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