



ROCKCLIFFE GRANGE | MANSFIELD | NG18 4YW

BuckleyBrown
ESTATE AGENTS

PICTURE PERFECT!...We just can't wait to show you around this stunning four-bedroom property located on an enviable corner plot in Mansfield, nearby to the town centre, local schools, and excellent transport links! Presented to a show home standard throughout, this detached family home is one to be proud of!

The ground floor really is impressive and will immediately have you head over heels upon entry. Starting with the living room, which benefits from triple windows to the front, beaming this space with natural light, paired beautifully with engineered wood flooring. Not to mention, log burner providing a warm and homely setting. The kitchen/dining room really is a showstopper, with its contemporary open-plan layout and bi-fold doors providing a seamless connection between inside and outside. Comprised of cashmere gloss wall and base units, array of integrated appliances adding a high quality finish, and down lights which can easily be controlled to your liking. In addition, you'll find porcelain tiles and under floor heating continuing throughout. This really is the perfect space where guests can gather, entertain, and witness the culinary magic unfold! Completing this floor is a functional utility room with additional storage and plumbing for your essential appliances.

On the first floor, you will find four excellent bedrooms, all of which have been kept to an excellent standard with stylish decor and homely touches! The master bedroom even features an en-suite and dressing area for that touch of luxury! Along with a warm and inviting family bathroom, where you can unwind after a long day. You won't need to touch a thing!

Outside boasts mature hedging to the front providing instant kerb appeal, along with a driveway to the side of the property allowing off-street parking for multiple vehicles, as well as a garage. There is a stunning, south-facing garden to the rear with modern patio area, maintained lawn and raised decked seating area, ideal for a hot tub!





Entrance Hall

With composite front door, tiled flooring, under floor heating, under stairs storage cupboard, carpeted staircase leading to the first floor, with access to;

Living Room 12'5" x 21'7"

With engineered wood flooring, underfloor heating, log burner, triple aspect windows to the front elevation and French doors leading outside.

Open Plan Kitchen/Diner 14'2" x 24'6"

Complete with cashmere gloss wall and base units, work surface, inset sink and drainer with chrome mixer tap above, boiler water tap, induction hob, splash back and extractor fan. Along with eye level double ovens, tiled flooring, plinth lighting and window to the front elevation. Along with a

dining area with down lights, which can be easily controlled via your mobile and bi-fold doors leading outside. As well as underfloor zones.

Utility Room 5'2" x 7'8"

Complete with sleek cabinets and units providing additional storage, work surface, inset sink with chrome mixer tap above, space and plumbing for a washing machine, wall mounted ATAG boiler and window to the rear elevation.

Landing

With carpet to flooring, central heating radiator and loft access.

Bedroom One 12'3" x 9'1"

With carpet to flooring, fitted wardrobe, window to the front elevation and access to an en-suite facility. There is also a stylish dressing area with fitted wardrobe.



En-Suite to Bedroom One 5'10" x 8'8"

Complete with an enclosed shower, low flush WC, wash hand basin with vanity storage, modern tiling and an opaque window to the front elevation.

Bedroom Two 10'9" x 12'0"

With carpet to flooring, central heating radiator and window to the rear elevation with fitted blinds.

Bedroom Three 8'11" x 12'3"

With carpet to flooring, central heating radiator, modern fitted wardrobe and window to the rear elevation.

Bedroom Four 9'0" x 12'5"

With carpet to flooring, central heating radiator and triple aspect window to the front elevation.

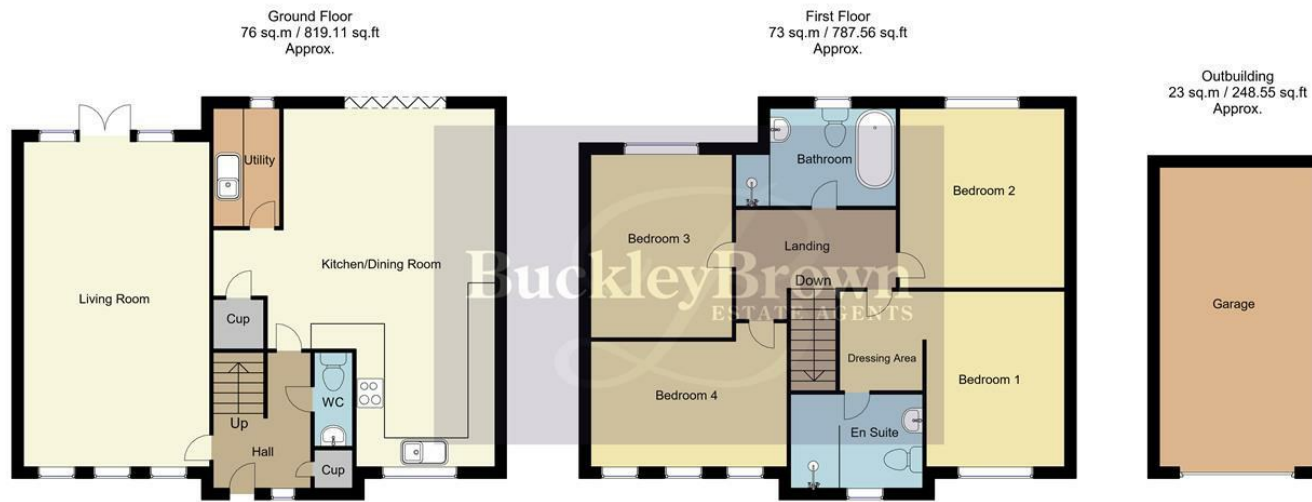
Bathroom

Complete with a panelled bath with mixer tap, low flush WC, shower cubicle with rainfall shower, porcelain wall and floor tiling, down lights and an opaque window to the rear elevation.

Outside

With mature hedging to the front elevation providing instant kerb appeal, along with a driveway to the side of the property providing off-street parking for multiple vehicles, as well as a garage with electric door, lighting and power. There is a stunning, south-facing garden to the rear with modern patio area, maintained lawn and raised decked seating area which offers a great spot for a hot tub.





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			92
(81-91) B		86	
(69-80) C			
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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