



BEECH HILL DRIVE | MANSFIELD | NG19 7EP

**BuckleyBrown**  
ESTATE AGENTS

WARM AND INVITING!... Is what comes to mind when we look at this characterful three bedroom detached home, which has been lovingly presented by its current owners into what we feel is something very special! Featuring a spacious internal layout with an abundance of versatility for you to utilise, along with an extended ground floor layout, we are certain this home is set to impress upon viewing!

As you walk inside you will first of all find a bright and spacious lounge, which has been beautifully presented throughout and has been complemented very well with a stunning feature fireplace, as well as carpeted flooring. There is a spacious kitchen, which comes complete with a range of shaker style cabinets and units with complementary work surface over, stylish splash back and ample space for a freestanding cooker. The dining area is simply stunning, boasting a light and airy space with a bay window beaming in a ton of natural light. Here, you'll have an excellent amount of room for a dining table and chairs, making it the ideal setting for family meals. Completing this floor is a handy utility space with plumbing for your essential appliances, as well as a WC.

Let's head upstairs, where you will find a generously sized landing, which provides access to three well-appointed bedrooms and a modern bathroom fitted with a three-piece suite. What more could you ask for?

Outside you will find a driveway and garage providing ample off-street parking and gardens to the front, rear and side. The rear garden is a credit to this property, featuring an artificial area, raised lawn and paved seating area.





**Entrance Hallway**

With parquet style flooring, and access to;

**Dining Room 11'5" x 12'7"**

With bay window to the front elevation and window to the side, allowing for ample natural light to flood through.

**Living Room 13'7" x 13'11"**

With curved bay window to the side elevation

**Kitchen 8'10" x 17'2"**

Complete with a range of matching units and cabinets with work surface over and inset sink and drainer. With

space and plumbing for a range of appliances, a window to the rear elevation and access through to the extended space for additional storage and allows access through to the;

**Laundry Room 6'11" x 8'7"**

With window to the rear elevation and there is a door through to the WC and leading nicely outside for added convenience

**Landing**

With cupboard for additional storage access to;

**Bedroom One 9'11" x 13'11"**

With curved bay window to the side elevation

**Bedroom Two 11'5" x 13'4"**

With curved bay window to the front elevation

**Bedroom Three 5'11" x 8'11"**

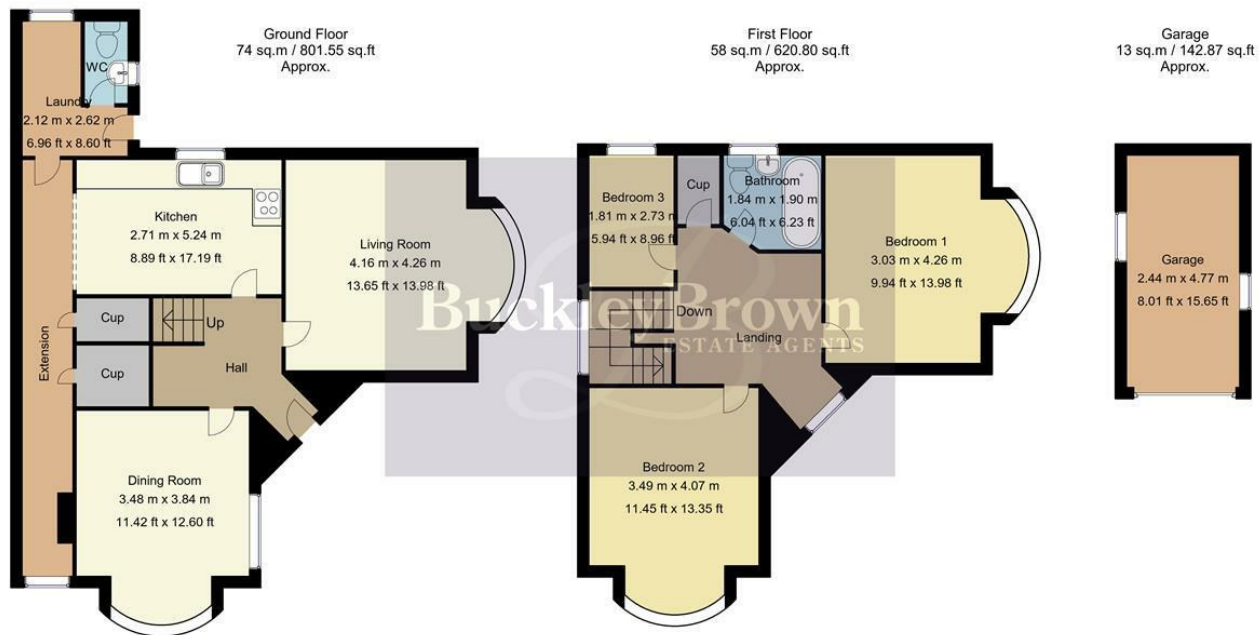
With window to the rear elevation

**Outside**

Outside the property benefits from having driveway and garage (8.01 x 15.65ft) providing ample off-street parking and gardens to the front, rear and side. The rear garden is a credit to its current owners,

featuring an artificial area, raised lawn area and paved seating area.



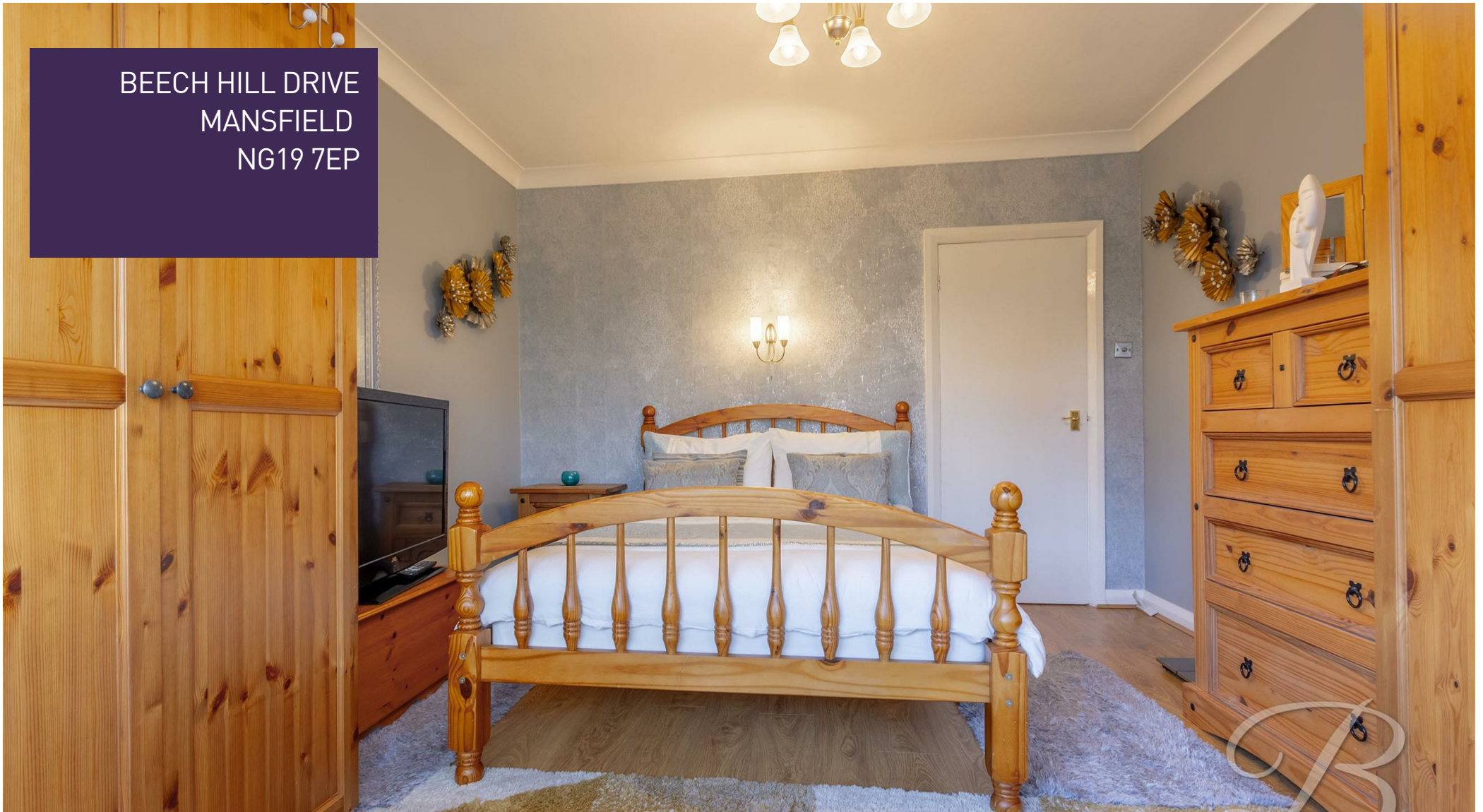


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(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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