



CROW HILL RISE | MANSFIELD | NG19 7AY

**BuckleyBrown**  
ESTATE AGENTS

OUTSTANDING FAMILY HOME!.. Introducing to the market this magnificent SIX-bedroom detached home on Crow Hill Rise. Nestled within a gated development in a highly regarded conservation area, this exceptional family home exudes luxury, and has been maintained to an exceptional standard. Boasting underfloor heating and integrated speakers throughout, this property sets a standard of comfort and elegance that you truly must see to fully appreciate.

Outside, a generous block-paved driveway accommodates extensive off-road parking, complements by a two-storey double garage and a double carport. The first floor of the garage has been wonderfully transformed into a games room, featuring velux windows and stylish downlights. The beautifully landscaped garden wraps around the property, featuring pristine lawns, a spacious terrace, an oak-framed gazebo, mature shrubs and trees, attractive pathways, outdoor lighting, and a speaker system, offering a serene outdoor sanctuary.





**Entrance Hallway/Reception Area  
16'3" x 35'10"**

With tiled flooring, vaulted ceiling, storage cupboard, oak staircase leading up to the first floor, ample living space, skylight window to the rear, underfloor heating, and double doors leading out to the terrace/rear garden.

**Kitchen/Diner 26'7" x 23'3"**

Excellent open-plan space equipped with a bespoke range of fitted units with complementary worktop over, inset sink and drainer with mixer tap, high-specification integrated appliances including an electric oven, coffee machine and wine fridge. With a central island and breakfast bar, ample dining/living space,

log-burner, tiled flooring, underfloor heating, downlights, windows to the front, side and rear elevation. and access from the dining area to the outside.

**Study 12'7" x 9'1"**

With underfloor heating and window to the front elevation.

**Living Room 19'9" x 14'6"**

With fitted carpets, feature fireplace, underfloor heating and dual aspect windows to the side and rear elevation.

**Cinema Room 14'3" x 10'0"**

Sound-proof room with fitted carpets, underfloor heating and window to the front elevation with blackout blinds.



**Utility 8'3" x 9'2"**

Complete with a range of modern units with worktop over, inset sink and drainer, storage cupboard, and access outside.

**WC**

Complete with a low flush WC and wash basin basin.

**First Floor Landing**

With oak banister and glass balustrade, fitted carpets, window to the rear elevation, and access into;

**Master Bedroom 20'9" x 10'10"**

With fitted carpets, downlights, underfloor heating, window to the front elevation, and access into a Jack and Jill style en-suite bathroom and dressing room.

**Jack & Jill En-Suite Bathroom 14'7" x 16'3"**

Complete with a dedicated dressing area, freestanding bath, separate walk-in shower cubicle with waterfall shower, double vanity hand wash basins, chrome heated towel rail, downlights, access into a private WC, underfloor heating, and windows to the front and side elevation. This can also be accessed from bedroom four.

**Bedroom Two 10'11" x 10'6"**

With fitted carpets, fitted wardrobes, underfloor heating, window to the front elevation, and access into a private en-suite shower room.



**En-Suite Shower Room 10'11" x 6'5"**  
Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin, underfloor heating, and opaque window to the side elevation.

**Bedroom Three 14'6" x 12'1"**  
With fitted carpets, underfloor heating, window to the rear elevation, and access into an en-suite bathroom.

**En-Suite Shower Room 10'11" x 6'5"**  
Complete with a panelled bath with overhead shower, low flush WC, vanity hand wash basin, chrome heated towel rail, downlights, full-height tiling, underfloor heating, and opaque window to the side elevation.

**Bedroom Four 14'5" x 12'0"**  
With fitted carpets, fitted wardrobe, underfloor heating, window to the rear elevation, and access into the Jack & Jill en-suite bathroom.

**Second Floor Landing**  
With access into;

**Bedroom Five 13'8" x 12'7"**  
With fitted carpets, fitted wardrobes, underfloor heating, windows to the front and side elevation, and access into a private en-suite shower room.

**En-Suite Shower Room 4'4" x 5'9"**  
Complete with a walk-in corner shower cubicle, low flush WC, hand wash basin, underfloor heating, and opaque window to the rear elevation.



**Bedroom Six 13'8" x 12'7"**  
With fitted carpets, fitted wardrobes, underfloor heating, windows to the front and side elevation, and access into a private en-suite shower room.

**En-suite Shower Room 4'5" x 5'9"**  
Complete with a walk-in corner shower, low flush WC, hand wash basin, and underfloor heating.

**Outside**  
The property stands within a gated development within a conservation area, with a hugely generous block-paved driveway that allows space for extensive off-road parking. There is a two-storey double garage, allowing space for additional off-road parking and storage (7.81 x 6.37), with the first floor being

currently utilised as a games room (7.81 x 6.37) with velux windows and downlights. Furthermore, there is a double car port. The property benefits from a landscaped wrap-around garden with beautifully kept lawns, a spacious terrace area, an oak framed gazebo, an excellent range of surrounding mature shrubs and trees, attractive pathways, along with an outdoor speaker system and lighting.

The fantastic location allows for excellent privacy, whilst being within easy reach of the town centre, shops and amenities, including a large supermarket, schools, restaurants and the theatre. There's also terrific transport links, allowing for easy commuting to nearby towns and cities.







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>		78	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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