



Guide Price £395,000

BALMORAL DRIVE | | MANSFIELD | NG19 7HN

**BuckleyBrown**  
ESTATE AGENTS



LOVING FAMILY HOME!...Comprising of generous proportions, a modern and contemporary layout and accommodation finished to a superb standard throughout. This beautiful four bedroom property is not one to miss. The location is also excellent, positioned in a highly sought-after location of Mansfield within easy reach of the town centre and occupying a delightful plot the whole family will love!

Firstly, you will find the spacious lounge that offers a beautiful log burner fireplace perfect for cosy nights in. From here there is a wonderful dining room with ample space for furniture and enjoying dinner. Through the double doors is a stunning open plan kitchen/living area, complemented well bi-folding doors bringing outside inside. The kitchen is bound to impress, boasting a superb range of matching cabinetry and units, integrated appliances and ample worktop space for practicing your cooking skills! Not forgetting the breakfast bar feature. In addition, there is a handy utility room for additional storage and a access to a downstairs WC.

Heading upstairs, you will be welcomed to four well-maintained bedrooms, three of which offer built in wardrobes and plenty of versatility. Two of those also offering a private dressing room and three piece en suites with under floor heating. What's not to love? Furthermore, you'll find a generously sized bathroom just off the landing comprising of a stylish three piece suite.

The garden complements the home perfectly with a private driveway to the front providing off-street parking. There is a spacious garden to the rear with a delightful patio seating area, lawn and fence surround. A perfect setting to take advantage of with family and friends. Additionally, there is an outbuilding including a living room, bedroom and shower room, perfect for having family and friends stay over. This home is a credit to its current owners and is too good to miss, so call now to arrange a viewing!





**Entrance Hallway**  
With storage cupboard fitted under the stairs, two windows to the front elevation and further access to;

**Living Room 10'11" x 14'0"**  
Complete with a feature log burner and a window to the front elevation allowing a wealth of natural daylight to flow through.

**Dining Room 11'10" x 12'1"**  
With ample furniture space and dual aspect windows. One window to the side elevation and a bay window to the front elevation.

**Living Room 10'10" x 16'4"**  
Spacious room with bi-folding doors to the rear, making this the perfect entertaining space.

**Kitchen 10'4" x 12'1"**  
Complete with a range of matching gloss cabinets and units, inset sink and drainer and integrated appliances. Beautiful breakfast bar feature and a window to the side elevation. Fitted with bi folding doors to the rear, bringing the outside inside. There is also access to a handy utility.

**Utility 3'11" x 5'5"**  
With fitted worktop space, space and plumbing for a washing machine/tumble dryer and a window to the side elevation. Access to a private WC.

**WC**  
Fitted with a hand wash basin, low flush WC and a window to the side elevation.

**Landing**  
With leading access to;

**Bedroom One 10'10" x 14'1"**  
Complete with built in wardrobes, window to the front elevation and further access to a private en suite and dressing room.

**Dressing Room 4'5" x 7'3"**  
Spacious room to use to your own advantage.

**En Suite 5'4" x 7'3"**  
Three piece suite comprising of a wash hand basin, low flush WC, shower and a window to the rear elevation. Hidden luxury of underfloor heating.

**Bedroom Two 11'11" x 12'4"**  
With built in wardrobes and a window to the front elevation.

**Bedroom Three 10'4" x 12'4"**  
Fitted with built in wardrobe space and a window to the side elevation.

**Bedroom Four 10'3" x 10'7"**  
Complete with a velux window, window to the rear elevation and access to a private WC and dressing room.

**Dressing Room 4'0" x 6'10"**  
Private dressing room with window to the rear elevation.

**En Suite 6'6" x 6'10"**  
Three piece suite including a hand wash basin, low flush WC, shower and window to the rear elevation. Hidden luxury of underfloor heating.

**Bathroom 6'11" x 6'9"**  
Three piece bathroom suite comprising of a hand wash basin, low flush WC, bath and a window to the front elevation.

**Outbuilding**  
Separate outbuilding including;

**Living Room 8'6" x 18'3"**  
Spacious living room with dual aspect windows to the front and side elevation. With access to bedroom five and a private shower room. Additional external door to the side elevation.

**Shower Room 4'3" x 7'7"**  
Three piece shower suite with hand wash basin, low flush WC, shower and a window to the side elevation.

**Outside**  
With gravel and pathway to the front along with a private driveway allowing for off road parking. To the rear there is a well established garden which is mainly laid to lawn, patio seating area and fence surround.

**Bedroom Five**  
With window to the side elevation.









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>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(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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