



Guide Price £490,000

BERRY HILL LANE | MANSFIELD | NG18 4JA

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £490,000 - £500,000

ONE TO IMPRESS!...Nestled in the highly sought-after Berry Hill location, this magnificent six-bedroom detached house boasts elegance and grandeur, from its gated entrance to its spacious interior. Boasting kerb appeal that captivates at first sight, this residence offers the perfect opportunity for families!

Stepping inside, the ground floor welcomes you with a bay-fronted living room, radiating warmth and homeliness. Sliding doors seamlessly connect the living room to the elegant dining room, creating an ideal space for entertaining guests or enjoying family meals. The addition of a conservatory bathes the interior in natural light, and offers an additional spot to unwind. The modern kitchen, equipped with integrated appliances and a central island, is a dream, offering both functionality and contemporary style. A utility room, WC, and access to an integral garage provide convenience and practicality, catering to the needs of everyday living.

Moving up to the first floor, you'll discover four well-sized bedrooms, two of which feature fitted wardrobes for ample storage. The master bedroom boasts the added luxury of an en-suite. Additionally, a lovely family bathroom serves the remaining bedrooms, just off the landing. The second floor offers two additional bedrooms, accompanied by a shower room for added convenience. This versatile space suits various needs and can be utilised to however you wish!

The rear garden features an artificial lawn that requires minimal maintenance. Mature shrubbery adds natural beauty and privacy, creating a great setting for relaxation and family BBQ's. Together with a driveway providing ample off-street parking!





Living Room 11'10" x 13'8"
With oak flooring, central heating radiator, feature fireplace, bay window to the front elevation and sliding doors leading into the dining room.

Dining Room 11'10" x 11'7"
With oak flooring, central heating radiator and French doors leading into the conservatory.

Conservatory 13'7" x 12'7"
With tiled flooring,

surrounding windows, underfloor heating, air-conditioning and French doors providing access to the rear garden.

Kitchen 16'0" x 12'11"
Complete with sleek cabinets and units, work surface, double integrated oven, fridge freezer and dishwasher. With an inset sink with mixer tap above with boiling water feature, centre island with ceramic hob, heated towel rail, down

lights, window to the rear elevation and French doors leading outside.

Utility
With space for additional storage and plumbing for appliances.

WC
Fitted with a low flush WC, wash hand basin and an opaque window.

Hallway



Bedroom Two 16'4" x 13'3"
With carpet to flooring, central heating radiator, fitted wardrobes, air-conditioning, window to the front elevation and access to an en-suite facility.

En-Suite 5'7" x 5'11"
Fitted with an enclosed shower, low flush WC, wash hand basin, central heating radiator and an opaque window to the rear elevation.



Bedroom Three 11'10" x 13'8"

With carpet to flooring, central heating radiator, fitted wardrobe and bay window to the front elevation.

Bedroom Four 11'10" x 11'10"

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

Bedroom Six 8'10" x 9'7"

With carpet to flooring, central heating radiator, cupboard and bay window to the front elevation.

Bathroom 8'10" x 8'7"

Complete with an enclosed shower, panelled bath, pedestal sink, low flush WC,

full height tiling, down lights and an opaque window to the rear elevation.

Second Floor Landing

With kitchenette providing a work surface, fridge and work top. With velux window and access to;

Bedroom Five 9'2" x 12'0"

With carpet to flooring, central heating radiator and velux window.

Bedroom One 15'10" x 15'8"

With carpet to flooring, central heating radiator and double windows to both the front and rear elevation.



Shower Room 9'2" x 5'0"

Fitted with an enclosed shower, low flush WC, wash hand basin, tiling and velux window.

Outside

With a gated entrance, which in-turn leads to a spacious driveway providing ample off-street parking and integral garage. There is a beautiful, enclosed garden to the rear with an artificial lawn, mature shrubbery and fence surround.







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. 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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