



BEECH HILL DRIVE | | MANSFIELD | NG19 7EP

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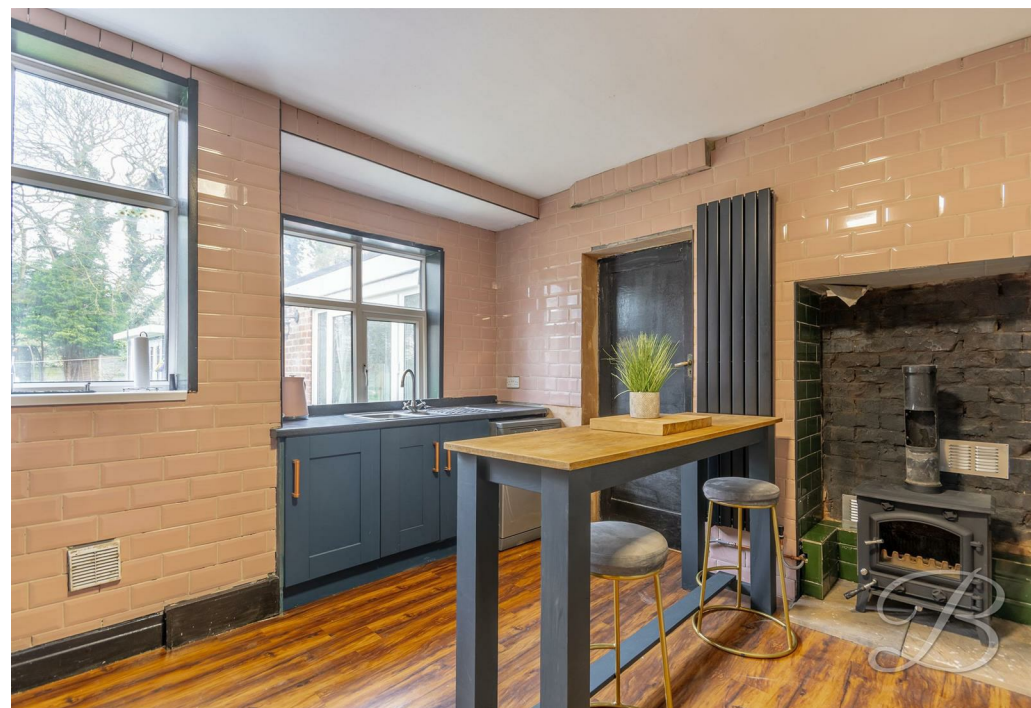
PRICE GUIDE £365,000 - £375,000

A SUPERB TRADITIONAL FAMILY HOME!!... We welcome you to this excellent four-bedroom detached property which stands beautifully in the quiet area of Mansfield. This house is a true gem and offers a well-planned layout, local amenities and a fantastic rear garden. Let's take a look around.

The welcoming and spacious entrance hall provides access to the lounge area, a room which is sure to impress with its large bay window, a feature fireplace and traditional exposed beams. Moving further, you will find the sitting room oozes a traditional theme. The fireplace really is the main attraction here! Through to the kitchen, you will notice benefits from plenty of stylish cabinets and units for ample storage space, with a quaint breakfast bar to enjoy your morning coffee! The wood-burning stove stands beautifully and provides warmth and character. Just next door, you will gain access to an impressive third reception room which has the potential to be utilised as a dining room. The French doors allow plenty of natural light to fill the room.

Heading to the first floor, you'll discover four bedrooms which offer ample space for your own personal touches, two of the bedrooms with built-in storage. The family bathroom has been decorated stunningly, providing a tranquil ambiance to relax and unwind. You won't need to touch a thing!

Outside, the residence boasts a very spacious and enclosed garden with a large well-maintained lawn. There is also a summer house which could potentially be used as a garden bar or even a snug room. Not to mention the pergola which hosts a hot tub, this is up for negotiation in the price. The garden provides the perfect setting for BBQ's in the summer months. To the front, you will find a private driveway with parking for multiple cars, and a garage for ample storage. Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!





Hall

With access to;

Living Room 11'11" x 12'0"

With a bay window to front elevation.

Sitting Room 11'11" x 14'11"

With window to rear elevation.

Kitchen 8'4" x 10'11"

With matching cabinets and units, with a breakfast bar and space for appliances. Including a feature log burner, with windows to rear elevation.

Dining Room 11'7" x 19'6"

With window to rear elevation and access to side onto the garden.

Landing

With access to;

Bedroom One 11'10" x 12'11"

Including installed cupboard space. With window to rear elevation.

Bedroom Two 11'10" x 12'0"

Including built-in wardrobes. With window to front elevation.

Bedroom Three 7'10" x 14'9"

With window to rear elevation.

Bedroom Four 7'0" x 13'5"

With window to front elevation.

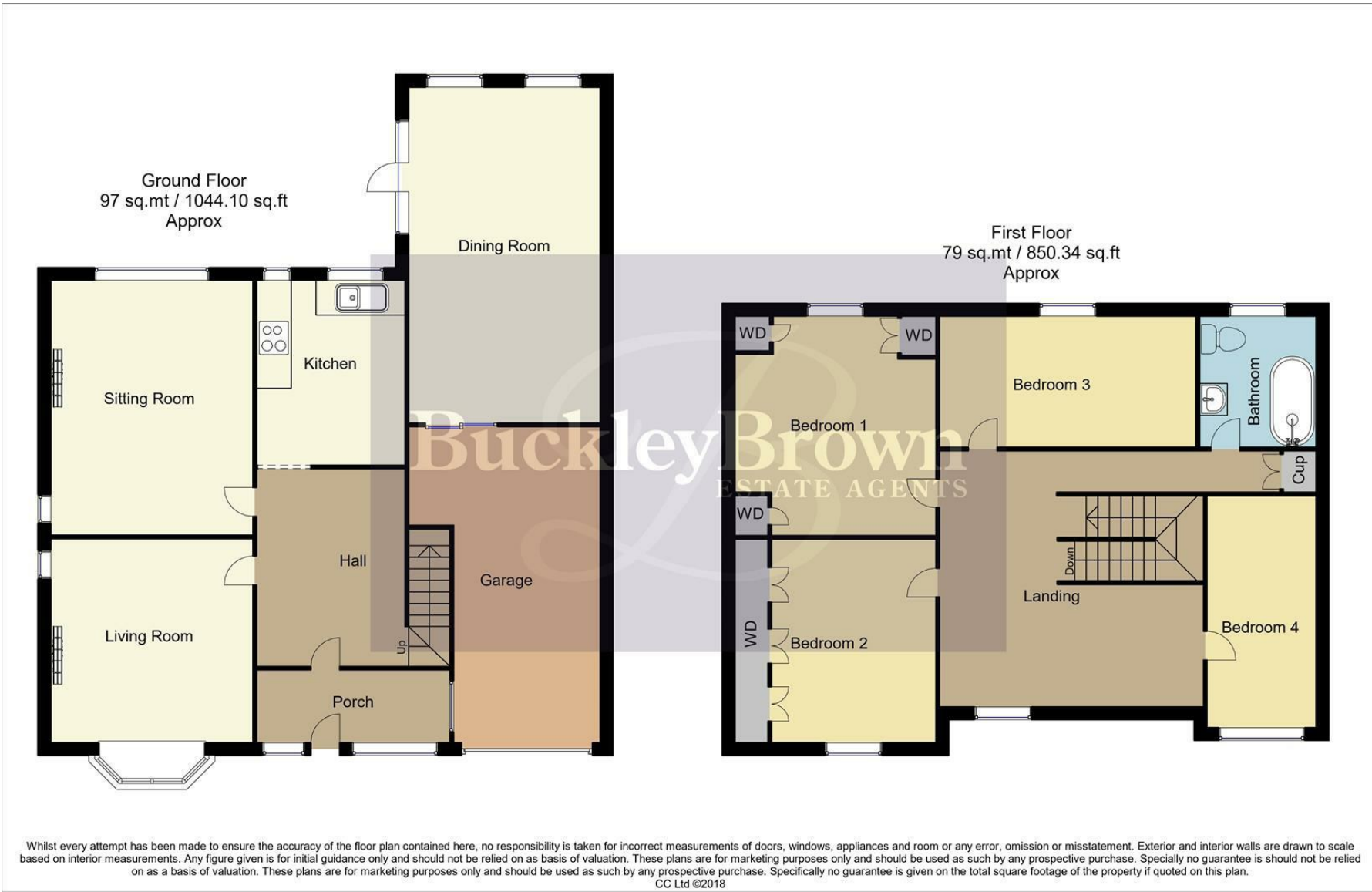
Bathroom

Including a three-piece suite with a shower over the bath. With window to rear elevation

Outside

Including a large enclosed garden with a well-maintained lawn, a summer house, and a pergola with space for a hot tub (can be negotiated in the price). The front provides parking for two cars with a sizeable lawn.





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		69	79
(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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