



£470,000

LIMESTONE RISE | | MANSFIELD | NG19 7AZ

BuckleyBrown
ESTATE AGENTS

THE PERFECT FAMILY HOME!...Comprising of generous proportions, a modern and contemporary layout and accommodation finished to a superb standard throughout. This beautiful four bedroom, detached substantial corner plot home offers everything you could every want. The location is also excellent, positioned in a highly sought-after location in Mansfield within easy reach of the town centre and occupying a delightful plot the whole family will love!

Firstly, you will find the spacious living room that offers a bay window, allowing a wealth of natural light to flow through! Flowing nicely from here is a versatile office room with a great sense of space for you to utilise. The stunning open plan kitchen/dining room is bound to impress, boasting a superb range of attractive units, integrated appliances and ample worktop space for practicing your cooking skills! The dining room space is also complemented by two sets of double doors giving access to the rear elevation. In addition, there is a handy utility room for additional storage and a downstairs WC for added convenience.

Heading upstairs, you will be welcomed to four well-maintained bedrooms, two of which offer their own fitted wardrobes. One bedroom also has the luxury of a private ensuite and two have a shared jack&jill bathroom, what's not to love? Furthermore, you'll find a generously sized bathroom just off the landing comprising of a stylish four piece suite and contemporary tiling.

The garden complements the home perfectly with a tarmac driveway and garage to the side providing off-street parking. There is a spacious garden to the rear with a delightful decked seating area, lawn to one side and fence surround. Ample space for pets to roam and children to play. A perfect setting to take advantage of with family and friends. This home is a credit to its current owner and is too good to miss, so call now to arrange a viewing!





Entrance Hallway

With storage cupboard under the stairs, window to the front elevation and leading access to;

Living Room 11'6" x 15'6"

Ample furniture space with a bay window to the front elevation allowing a wealth of natural daylight to flow through.

Office 8'3" x 10'11"

Versatile space with a window to the front elevation.

WC

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

Kitchen 7'10" x 14'7"

Open plan to the dining room and complete with a range of attractive cabinets and units, inset sink and drainer, integrated

appliances and built in breakfast bar area with integrated drinks cooler. Further ample storage space, access to a handy utility and a window to the rear elevation.

Utility 5'8" x 5'10"

Fitted with worktop units, inset sink and drainer, space and plumbing for a washing machine and an external door to the side elevation.

Dining Room 11'1" x 11'6"

Spacious room to relax and entertain, with two sets of patio doors opening to the rear bringing the outside inside.

Landing

With storage cupboard and further access to;

Bedroom One 11'6" x 12'7"

With bay window to the front elevation,



built in wardrobes and access to a private en suite.

En Suite 5'8" x 8'5"

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

Bedroom Two 9'2" x 10'4"

With a window to the rear and access to a private en suite.

En Suite 5'7" x 6'11"

Jack and Jill shared suite. Three piece suite comprising of a hand wash basin, low flush WC, shower and a window to the rear elevation.

Bedroom Three 9'0" x 11'4"

With window to the rear and access to Jack and Jill en suite.

Bedroom Four 8'5" x 11'1"

With built in wardrobes and windows to the front elevation.

Bathroom 8'2" x 8'5"

Four piece suite comprising of a hand wash basin, low flush WC, bath and shower. With a window to the side elevation.

Garage 8'2" x 8'5"

Accessible from the side elevation of the property.

Outside

Driveway and double garage allowing for off street parking. Low maintenance frontage with path leading to the front door. To the rear there is a well established garden to the rear with plenty of versatility and privacy. Several different spaces to enjoy all year round.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		75	
(69-80) C			
(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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