



Offers Over £190,000

BERRY HILL LANE | MANSFIELD | NG18 4BH

  
**BuckleyBrown**  
ESTATE AGENTS



LOCATION IS KEY!... Standing proud in the sought-after area of Mansfield is this three-bedroom semi-detached home, which occupies a spacious layout with ample potential to make your own! The local area is equally impressive, conveniently positioned near schools, Berry Hill Park, and excellent access links to the town centre for an array of amenities.

The ground floor welcomes you to a roomy hallway leading through to the very spacious living room, where you will find an inviting fireplace, creating a cosy and welcoming atmosphere ideal for settling down and relaxing. From here, you can gain access to the dining room, which will lend itself wonderfully when enjoying a meal with the family. The dining space flows fantastically, with access to the kitchen and sliding doors to the conservatory allowing plenty of light to flood in. Moving through to the kitchen, which features a range of traditional units and cabinets for you to utilise and enjoy preparing family meals. Together with a useful basement with an abundance of storage space.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to three versatile bedrooms, all of which offer a great deal of room and flexibility to personalise. Completing this floor is a shower room fitted with a three piece suite.

Outside, there is a driveway providing off-street parking. There is an enclosed garden to the rear, which offers a great sense of privacy. Call today to book a viewing!





**Entrance Hallway**  
With laminate flooring, central heating radiator, carpeted staircase to the first floor, and access to;

**Living Room 11'10" x 10'11"**  
With laminate flooring, central heating radiator, coving, feature fireplace and bay window to the front elevation.

**Dining Room 11'10" x 13'3"**  
With central heating radiator, log burner, laminate flooring and sliding doors leading into the conservatory.

**Kitchen 5'11" x 9'2"**  
Complete with traditional wall and

base units, work surface, gas hob, splash back, integrated oven, inset sink, plumbing for a washing machine and window to the rear elevation.

**Conservatory 9'4" x 8'0"**  
With surrounding windows and door leading out to the rear garden.

**Bedroom One 11'11" x 13'5"**  
With laminate flooring, central heating radiator and window to the rear elevation.

**Bedroom Two 11'4" x 10'11"**  
With laminate flooring, central heating radiator and window to the front elevation.



**Bedroom Three 6'8" x 7'5"**  
With laminate flooring, central heating radiator and window to the rear elevation.

**Shower Room 5'11" x 9'2"**  
Fitted with an enclosed shower, pedestal sink, lo flush WC, floor and wall tiling. There is an opaque window to the rear elevation.

**Basement 17'8" x 13'3"**  
With ample space for additional storage.

**Outside**  
With a driveway providing off-street parking. There is an enclosed garden

to the rear with a gravelled area and surrounding mature trees providing great privacy.







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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**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			79
(55-68) D		65	
(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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