



CRESSWELL ROAD | CUCKNEY | MANSFIELD | NG20 9LX

**BuckleyBrown**  
ESTATE AGENTS

STOP YOUR SEARCH HERE!...Occupying an enviable position located in Cuckney is this exceptional five-bedroom detached residence. Offering a unique layout and a multitude of rooms to explore, this property is a true credit to its current owners, who have kept it to an exceptional standard throughout. Each room brings an element of space and elegance that radiates throughout, giving the property a wonderful atmosphere that feels just like home!

Entering on the first floor, you will be greeted with five spacious bedrooms, all of which offer their own built in wardrobes, and one benefiting from a private en suite facility, what a dream! Just off the landing is a three piece bathroom suite, perfect for relaxing in the bath after a long day. Completing this floor is a stunning living room with dual aspect sliding doors giving access to a surrounding balcony overlooking the river. What's not to love?

Moving downstairs, you will be instantly be welcomed into a newly renovated kitchen comprising of modern fixtures, cabinets, and essential appliances. Not to forget the external door leading to the side of the property. This space is bound to impress with a wonderful island feature, additional storage room and pantry. Just next door is the open plan living/dining room, offering ample furniture space, with dual aspect windows allowing a wealth of natural daylight to flow through. The ground floor also has a handy WC and access to the garage.

Outside is just as incredible, boasting a generous paved driveway and double garage within the private gates, allowing for off road parking. The garden is certainly outstanding, with an extensive lawn, decked seating area and a pergola with the added luxury of a log cabin.

Is this the one for you? Call now to arrange a viewing!





**Hallway**

Having wooden flooring and fitted storage cupboards with access leading to;

**Bedroom Two 12'7" x 17'10"**

Fantastic in size currently fitting a king size bed, this room also has built in wardrobes, carpet to the flooring and three windows to the front elevation and a further window to the side elevation.

**Living Room 14'4" x 15'3"**

This beautiful room offers ample living space, with wooden flooring, feature fireplace and amazing views overlooking the garden through dual aspect sliding doors to the side and rear elevation leading to a wrap around balcony area over-looking the river.

**Bathroom 9'3" x 10'2"**

Modern bathroom suite complete with a four piece suite comprising of a hand wash basin, low flush w.c., bidet and freestanding bath. The bathroom is also fully tiled, added storage with built in cupboard and has a frosted glass window to the rear elevation.

**Office/Bedroom Five 9'11" x 11'5"**

Currently seen as a home office, this room comprises of wooden flooring, a window to the front elevation along with built in wardrobe/storage space.

**Bedroom Three 9'11" x 13'9"**

A brilliant sized bedroom currently fitting a double bed, the bedroom also has wooden flooring, built in wardrobes and a window to the rear elevation.

**Bedroom Four 8'11" x 9'11"**

This bedroom offers built in wardrobes to each side of the room with wooden floors and a window to the front elevation.

**Bedroom One 13'11" x 15'9"**

A Master Bedroom to be impressed by, complete with built in wardrobes, access to a private modern en-suite and large dual aspect windows.

**En Suite 7'4" x 13'9"**

Beautiful and modern five piece suite comprising of a double hand wash basin, low flush WC, free standing bath and walk-in shower. Tiled flooring with underfloor heating and tiled walls this property allows natural light with a frosted glass window to the rear elevation.

**Kitchen 15'3" x 22'10"**

The kitchen is beautifully present and offers the wow factor! Complete with a range of matching cabinets and units, with work surface over there are also integrated appliances, including two ovens, warmer drawer and microwave. The feature island, which is brilliant in size houses the double inset sink and drainer with instant hot water tap over, also having cupboard and wine rack

storage, with hidden pull out electric sockets.

The kitchen also has space for an american fridge freezer and plumbing for a washing machine under the stairs and abundance of natural light through a side elevation window there is also the added convenience of easy access to the garden through an external door.

**Pantry 5'2" x 9'11"**

Leading off the kitchen this pantry is a great space with built in shelves to the surround.

**WC**

Convenient downstairs w.c. fitted with a hand wash basin and low flush WC also having a frosted window to the rear elevation.

**Dining Room/Living Room 13'8" x 22'10"**

Located on the ground floor of the property, this spacious room offers a beautiful outlook over the garden with a picture style large double glazed window, further natural light also floods through with a further window to the side elevation. The room also has carpet flooring for that cozy feel.

**Garage 24'0" x 27'0"**

Double garage accessible from the side elevation and includes a storage cupboard housing the boiler, concrete flooring, a sink with running water, a radiator and electric points. The garage doors are electric for added ease and there are two windows to the side elevation.

**Outside**

Situated on a 0.4 acre plot (approx) you really do have to view this property to appreciate the space on offer. You enter the plot by electric gates leading to a fantastic sized driveway having ample off street parking for around 6/7 vehicles. Upon entering the driveway you are amazed by the scenery on offer with the river view. Not to mention the greenhouse which is located at the top of the driveway with electrics fitted.

The driveway then easily leads to the double garages with a pathway to the front door. The garden does wrap itself around the property mainly having laid to lawn area to the rear next to the river. There is also a perfect seating area close by with weather proof decking and pergola. There is also a log cabin located on the rear garden, which has lighting and electric for that added extra.



Ground Floor  
153 sq.m / 1651.28 sq.ft  
Approx.



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First Floor  
143 sq.m / 1536.79 sq.ft  
Approx.



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	76
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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