



£950,000

WESTBROOK DERBY ROAD | | MANSFIELD | NG18 5BJ

BuckleyBrown
ESTATE AGENTS

A RARE FIND!...Introducing this striking and enviable four-bedroom detached residence, exuding grandeur and character. Nestled behind a gated entrance, this home boasts a generously sized driveway providing ample off-street parking and a convenient turning circle.

As you step inside, you're greeted by a beautiful entrance hall adorned with parquet flooring, setting the tone for the elegance that fills the entire property. The kitchen is a true highlight, fitted with shaker-style cabinets and a Granite work surface, enhanced by patio doors that seamlessly blend indoor and outdoor living. The living room offers a warm and welcoming ambiance with a gas fire and brick surround, perfect for relaxing evenings. An additional reception room serves as a dining space, featuring a charming box bay window. The ground floor is completed by a practical utility room, equipped with plumbing for appliances, and a WC.

The first floor occupies four generously sized bedrooms. Three of these bedrooms boast modern en-suites, adding a touch of luxury. The master bedroom is a true gem, featuring a dressing room and a private balcony. Together with an additional balcony to the second bedroom. A well-appointed family bathroom completes this floor. The landing staircase leads up to a versatile loft on the second floor, which can be utilised as a bedroom or a multi-functional space to suit your needs. Not to mention, multiple rooms benefit from underfloor heating in this property. What's not to love?

The rear garden is both impressive and spacious, meticulously maintained with a lawn, mature trees, and shrubbery. The wrap-around patio area is perfect for outdoor entertaining, and the natural spring pond adds a touch of tranquility. Outbuildings and large garages provide additional storage, and parking solutions. An outdoor bar further enhances the entertaining possibilities of this excellent property. As well as a delightful green house.





Front Porch

With access to;

Hall

With oak flooring, coving, central heating radiator and two sets of patio doors leading outside.

Living Room 13'3" x 23'7"

With carpet to flooring, gas fire with brick surround, underfloor heating, surrounding windows and two sets of patio doors providing access outside.

Kitchen/Dining Room 12'8" x 23'7"

Complete with shaker style wall and base units, Granite work surface, inset sink with mixer tap above, integrated oven, wine fridge, ceramic hob, splash back and extractor fan. Along with a dishwasher, tiled flooring, centre island, underfloor heating, window to the side elevation and patio doors leading outside.

Dining Room 12'11" x 20'9"

With parquet flooring, box bay window, central heating radiator, window to the front and patio doors leading outside.

Utility 10'6" x 10'9"

With Granite work surface, cabinets providing additional storage, Belfast sink, plumbing for a washing machine and tumble dryer. With extractor fan, tiled flooring, dual aspect windows and cloak room.

WC

Fitted with a low flush WC, wash hand basin, vanity storage, Granite work surface, extractor fan, chrome heated towel rail and an opaque window.

Bedroom One 13'5" x 19'0"

With carpet to flooring, fitted wardrobe, down lights, underfloor heating, balcony, access to an en-suite and dressing room.

En-Suite 7'8" x 10'9"

Complete with an enclosed shower, low flush WC, underfloor heating, vanity storage, down lights, tiled flooring and a velux window.

Bedroom Two 12'10" x 15'10"

With carpet to flooring, coving, central heating radiator, balcony and en-suite.



En-Suite 4'1" x 7'6"

Fitted with an enclosed shower, pedestal sink, low flush WC and chrome heated towel rail.

Bedroom Three 11'0" x 11'10"

With carpet to flooring, fitted wardrobe, underfloor heating, window to the side elevation and en-suite.

En-Suite 5'6" x 7'2"

Fitted with an enclosed shower, wash hand basin, low flush WC, chrome heated towel rail, down lights and neutral tiling,

Bedroom Four 8'4" x 10'10"

With carpet to flooring, central heating radiator, fitted wardrobes and window to the rear elevation. Currently lends itself wonderfully as a home office/study.

Bathroom 8'4" x 9'1"

Complete with a panelled bath, low flush WC, wall hung basin with vanity storage, chrome heated towel rail, neutral toned floor and wall tiling. There are also down lights and an opaque window.

Loft

With potential to be utilised for additional storage, or as a bedroom.

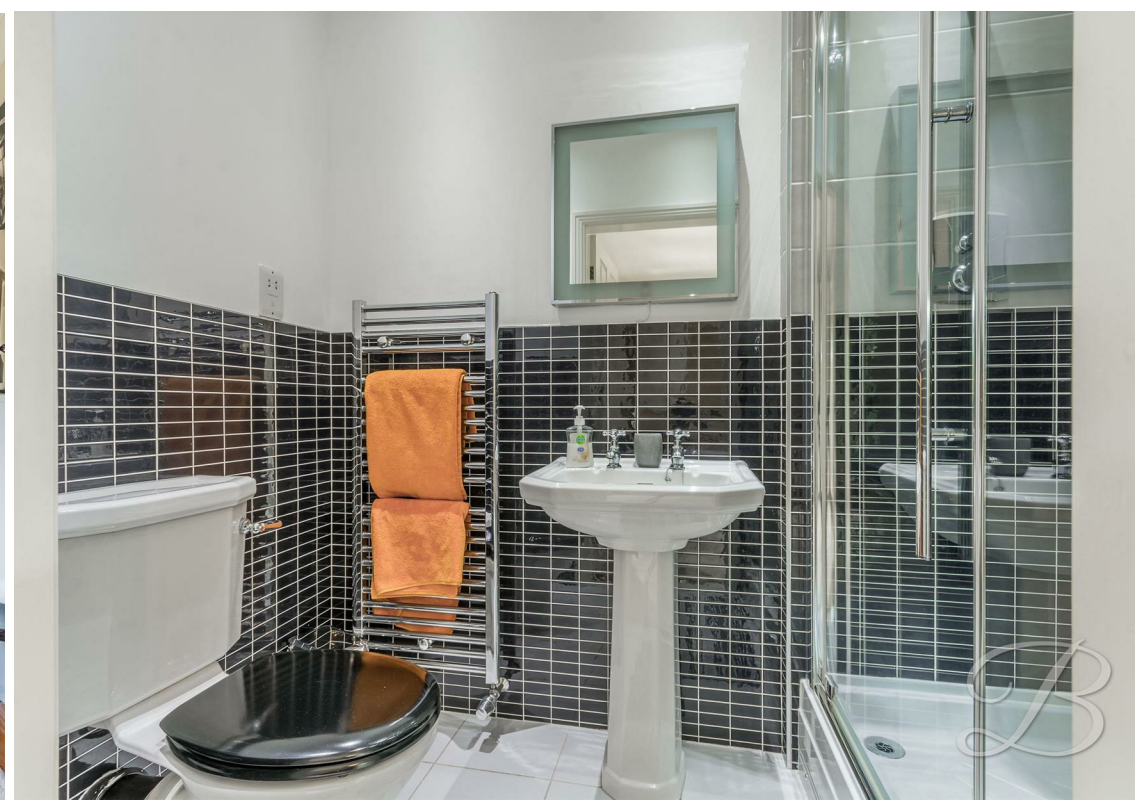
Cellar

Rear Porch

Outside

With a gated entrance, generously sized driveway providing ample off-street parking, and turning circle for added convenience. There is an impressive and spacious rear garden which has been wonderfully maintained, featuring a lawn, mature trees/shrubbery, wrap around patio area and natural spring pond. Together with outbuildings for you to utilise to your advantage and three large garages. With solar panels for hot water, outdoor bar, greenhouse and sheds with electric, external lighting, CCTV system and a WC.









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. Specially 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			
(81-91) B			
(69-80) C		75	80
(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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