



£750,000

OAK TREE LANE | MANSFIELD | NG18 3HN

BuckleyBrown
ESTATE AGENTS

SIMPLY OUTSTANDING! This impressive four/six-bedroomed house is situated on an enviable plot, of just under half an acre, offering a perfect blend of luxury and character. The property is accessed through an electric gated entrance, leading to a generously sized driveway and double garage providing ample parking space.

Let's start with the bay-fronted living room, complete with a log burner effect gas fire, creating a warm and inviting atmosphere. The dining room, spacious and perfect for entertaining, leads seamlessly from the living room, ensuring a smooth flow throughout both spaces. Across the hallway is the cosy snug with patio doors leading to the outside garden, leaving a versatile space for you to utilise. The kitchen features traditional oak base and wall cabinets with granite work surfaces and a beautiful Belfast sink with a wooden drainer. Appliances include built-in dishwasher and fridge, and space for a range oven and an American style fridge freezer. There is also room for a large dining table to enjoy family dinners. One of the standout features of this home is garden room, with underfloor heating and a storage cupboard. There are six velux windows and bi-fold doors leading you out to the rear garden. The ground floor also includes a practical utility room, wet room, pantry and WC. As well as the conservatory containing the hot tub, which is accessed internally through the garage or the bi-fold doors.

The first floor occupies four generously proportioned bedrooms. Two of the bedrooms are connected by a Jack and Jill en-suite, while the master bedroom offers its own large en-suite with a whirlpool bath. Additionally, there is a family bathroom featuring a luxurious four-piece suite, including an enclosed shower.

The rear garden has been meticulously landscaped with a patio seating area, a well-maintained lawn, and decorative shrubbery. Mature trees provide additional privacy, and the handy shed which is insulated and has its own power supply.





Entrance Hall

With traditional parquet Karndean flooring, feature coving, radiator, storage cupboard and access to;

Living Room 13'11" x 14'5"

Fitted with a stunning log burner effect gas fire and feature stone mantelpiece, feature coving, carpet flooring, radiator and a beautiful bay window to the front elevation.

Dining Room 12'0" x 12'10"

With carpet flooring, feature coving, storage cupboard, radiator and a window to the side.

Snug 12'11" x 15'3"

With carpet flooring, feature coving, radiator, two windows to the side elevation and patio doors to the front garden.

Kitchen/Diner 16'4" x 18'11"

Complete with traditional oak cabinets with granite work surfaces and a beautiful Belfast sink

with a wooden drainer. Appliances include a built-in dishwasher and fridge, spaces for a range oven and an American style fridge freezer. The room is finished with tiled walls and splashbacks, radiator, ample dining space and a gallery opening through to the garden room.

Garden Room 11'10" x 27'2"

With a statement log burner set into a brick inset and oak mantelpiece, tiled flooring, underfloor heating, bi-fold doors to the rear garden and six Velux windows above.

Wet Room 6'7" x 6'7"

With tiled walls and flooring, over head shower with fold down wooden shower chair, low flush WC and a hand wash basin.

Utility 6'10" x 15'2"

Complete with white wall and base units with work surfaces above and stainless steel sink unit. There is space for a washing machine and tumble dryer. The room is finished with tiled flooring,

underfloor heating, pulley clothes airer, splash backs, storage cupboards, radiator, windows to the side elevation and a door to the rear garden.

Pantry

Fully shelved for plenty of storage

Inner Hallway

With ample storage cupboard space, access to the downstairs WC and garage.

Downstairs WC

With tiled walls and floor, low flush WC and a hand wash basin.

Conservatory

Containing a hot tub with wooden flooring and bi-fold doors to the rear garden.

Landing

With carpet flooring, radiator and window to the front elevation.

Master Bedroom 12'1" x 20'5"

With carpet flooring, fitted wardrobes, two radiators and a windows to the rear and side elevation.

En-Suite 3'10" x 10'9"

Completed with four piece suite including a low flush WC, hand wash basin, glass shower cubicle and a large whirlpool bath set into a matching surround. The room is finished with tiled walls and flooring, shaver point and a window to the rear elevation.

Bedroom Two 12'11" x 15'4"

With carpet flooring, radiator, fitted wardrobes and two windows to the front and side elevation.

Bedroom Three 10'4" x 15'2"

With carpet flooring, radiator and a window to the rear elevation.

Jack & Jill Bathroom 7'11" x 11'8"

Complete with a low flush WC, hand wash basin



set into a vanity unit and a glass shower cubicle. The room is finished with tiled walls, radiator and a window to the side elevation.

Bedroom Four 13'11" x 14'5"

With carpet flooring, radiator, hand wash basin and windows to the side and rear elevation.

Family Bathroom

Completed with four piece suite including a low flush WC, hand wash basin, glass shower cubicle and a panelled bath. The room is

finished with part tiled walls and flooring.

Outside

With an electric gated entrance leading to a generously sized driveway and an attached double garage. There is a beautiful and established garden to the rear with a generous York stone paved patio area, surrounded by mature shrubs and trees which provide additional privacy, as well as fully stocked flower borders. The front and rear



gardens are mostly laid to lawn, with good access around the property, which stands on approximately on just under half an acre of land.





Conservatory
18sq.m / 198.28sq.ft
Approx.



Ground Floor
210sq.m / 2260.92sq.ft
Approx.



First Floor
120sq.m / 1292.96sq.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. 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		70	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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