



Guide Price £325,000

BIRCH GROVE | | MANSFIELD | NG18 4JH

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GUIDE PRICE £325,000 - £350,000!!!!..... There is definitely more than meets the eye with this wonderful four-bedroom detached house standing beautifully with its stunning private driveway and garage! Located within the sought after area of Berry Hill only a short distance from well regarded schools, local parks, amenities and the town centre.

The ground floor accommodation boasts a lovely entrance hallway with access to a handy cloakroom found under the stairs. Moving through to the spacious living area, which comprises of a neutral palette providing a bright and airy space to relax. Through the bifold doors, you will be met with the stunning open plan kitchen/diner. This magnet kitchen is finished with quartz worktops, integrated wine cooler, induction hob and space for an american style fridge freezer. Finally, you are greeted with the sitting room which is complemented by bifold doors, bringing the outside inside, perfect for entertaining through the summer months!

Moving upstairs you will be just as impressed! From the landing, you'll have access to a loft with a fitted ladder and a new combi boiler. Walking further you will find four double bedrooms, all of which have been kept to a great standard. The master bedroom benefits from its very own modern en suite which comprises a rainfall shower, a hand wash basin and low flush WC. The family bathroom is just off the landing and is fitted with a three piece suite. What's not to love?

The outside garden space is south west facing and features a well established palm tree, patio seating area, lawn and further gravelled seating area with room for additional storage. This garden offers great a great space to entertain with family and friends! There is also parking space for 3 vehicles along with a garage.

Don't miss out! Call today to arrange a viewing!





Entrance hallway

Access to a cloakroom under the stairs. Dual aspect windows to the front and side elevation with further access to;

Living Room 13'0" x 14'4"

Spacious living room with a carpeted flooring, central heating radiator, window to the side and bifold doors leading through to the kitchen/diner.

Kitchen/Dining Room 8'7" x 23'1"

Open plan layout with quartz worktops, ceramic tiled floors, wine fridge, vertical radiator and space for an american style fridge freezer. With dual aspect windows to the front and side elevation.

Sitting Room 10'9" x 10'8"

Cosy space offering versatility. This room comes complete with a box window with a seat and storage looking out onto the

south west facing garden. With ceramic tiled floor, vertical radiator and velux windows.

Landing

With access to the loft and new combi boiler, leading to;

Bedroom One 9'9" x 11'6"

With access to a private en suite, carpeted flooring, central heating radiator and a window to the front elevation.

En Suite 5'4" x 6'6"

Fitted with a hand wash basin, low flush WC and a window to the side elevation. With a fitted rainfall shower.

Bedroom Two 7'6" x 13'1"

With carpeted flooring, central heating radiator built in cupboard space and a window to the front elevation.



Bedroom Three 9'9" x 9'8"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Four 8'2" x 9'8"

With laminate flooring, central heating radiator and a window to the rear elevation.

Bathroom 5'10" x 8'7"

Three piece suite comprising of a wash hand basin, low flush WC and bath with electric overhead shower. With a window to the rear elevation.

Garage 8'7" x 16'4"

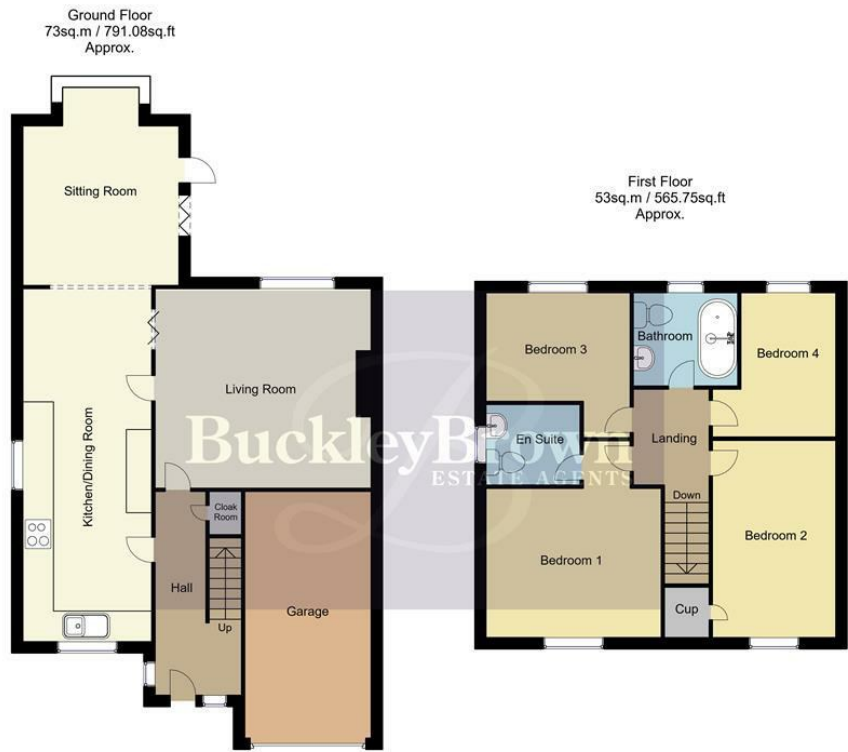
Accessible from the front elevation.

Outside

Low maintenance frontage with parking for 3 vehicles along with a garage. The rear garden is private consisting of a generous

patio seating area, raised bed seating area, lawn area and fence surround. It is also south west facing, whats not to love?





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			84
(81-91) B			
(69-80) C		74	
(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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