



£2,275 Per Month

72 HILLSWAY CRESCENT | | MANSFIELD | NG18 5DS

  
**BuckleyBrown**  
ESTATE AGENTS

Welcome to this exceptional six-bedroom detached home, nestled in a sought-after area, offering modern luxury and spacious living. Meticulously renovated from top to bottom by a highly experienced local property developer, this home has undergone a complete transformation, which is sure to impress. Recent upgrades include a new roof, plumbing system, electrical installation, central heating system, and triple-glazed windows. This exceptional residence spans approximately 2389 sqft/222 sqm on a generous 0.18-acre plot (744sqm) presenting the perfect blend of contemporary design and elegance!

Step into the spacious and stylish open-plan kitchen, thoughtfully designed for modern-day living. The brand-new kitchen comes equipped with integrated appliances, offering both style and convenience. Not to mention, a wonderful breakfast bar and bi-fold doors provide a seamless transition between inside and outside. Flowing nicely from here is a delightful lounge, which features the ideal amount of space for furnishings, along with a bespoke media wall. The dining room is fantastic too, boasting a bright and airy space with an abundance of versatility for you to utilise. Completing this floor is a stylish shower room and an internal door providing access to the integral garage.

The first floor welcomes four well-appointed bedrooms and a contemporary bathroom, providing ample space for a growing family or inviting round guests. All of which benefit from newly fitted carpet, neutral decor, and fire doors. The second floor hosts two flexible and generously sized bedrooms, offering the perfect blank canvas.

Standing proud on a picturesque plot with a private rear garden featuring a 50 sqm patio, creating the perfect setting for outdoor entertaining or peaceful relaxation. Not to mention, a spacious gated driveway to the front offers convenient off-road parking.





### Hall

With vertical central heating radiator, down lights, carpeted staircase leading to the first floor with glass balustrade, with access to;

### Kitchen 20'8" x 13'1"

Complete with shaker style wall and base units, work surface, ceramic hob, extractor fan, integrated double oven, fridge freezer, dishwasher and tiled splash back. There is an island fitted with additional cabinets, an inset sink and breakfast bar. With down lights, two sky lights, vertical central heating radiator, tiled flooring and bi-fold doors leading outside.

### Lounge 11'9" x 25'7"

With laminate flooring, down lights and a bespoke feature wall with electric fireplace.

### Dining Room 11'9" x 11'9"

With laminate flooring, modern central heating radiator and bay window to the front elevation.

### Shower Room 6'0" x 6'4"

Fitted with a low flush WC, enclosed shower, wall hung basin with vanity storage, full height tiling, chrome heated towel rail and an opaque window to the rear elevation.

### Store 6'4" x 4'11"

With access to the boiler and window to the side elevation.

### WC 6'4" x 4'11"

Fitted with a low flush WC, wash hand basin, modern half height tiling, heated towel rail, extractor fan, and an opaque window to the side elevation.

### Landing

With carpet to flooring, modern central heating radiator, down lights, window to the front elevation, with access to;

### Bedroom Three 11'9" x 12'11"

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

### Bedroom Four 11'9" x 11'9"

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

### Bedroom Five 10'11" x 7'10"

With carpet to flooring, central heating and window to the front elevation.

### Bedroom Six 9'2" x 7'6"

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

### Bathroom 6'0" x 9'2"

Complete with a panelled bath, enclosed shower, low flush WC, wall hung basin with vanity storage, full height tiling, extractor fan and an opaque window to the rear elevation.

### Master Bedroom

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

### Bedroom Two

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

### Shower Room

Fitted with an enclosed shower, wall hung basin with vanity storage, low flush WC, heated towel rail, full height tiling, extractor fan and an opaque window to the rear elevation.

### Outside

With a spacious, tiled driveway to the front elevation providing off-street parking, along with an integral garage. Along with a landscaped garden to the rear which has been finished to a high standard with a patio area, lawn, gravelled surround and fence.





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	74
(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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