



NEWBOUNDMILL LANE | PLEASLEY | MANSFIELD | NG19 7PT

BuckleyBrown
ESTATE AGENTS

LIVING IN LUXURY!! Prepare to fall head over heels with for this four bedroom family home which boasts incredible accommodation throughout. Beautifully presented, this detached property stands proud in the quiet area of Pleasley and nearby local amenities. What are you waiting for? Let's head inside...

Upon entry, you will be welcomed into the hallway where you will instantly get a great sense of space. Step into the living room where you'll be greeted by a welcoming, homely space where you will just love spending your time relaxing in front of the TV! The living kitchen diner is just next door and features an impeccable range of attractive wall and base shaker units to utilise, along with high-specification integrated appliances including an oven with a microwave above, fridge-freezer and dishwasher! You'll find ample space for dining here and even a two-piece suite, along with bifold doors that lead out to the rear garden, making this a terrific hub for entertaining guests! Furthermore, there's a useful utility room, allowing you space and plumbing for additional appliances. And let's not forget the handy WC!

Heading upstairs, you will only continue to be impressed with access to an incredible four bedrooms, all of which are well-sized and have been decorated with a neutral palette. The master bedroom even benefits from its own stylish ensuite for that added touch of luxury. What more could you ask for? The floor is completed nicely by the modern family bathroom, complete with a four-piece suite where you can shower separate and unwind in a hot bubble bath!

Outside, the private garden and patio area is currently being landscaped and once finished, will be a fantastic setting to enjoy the company of friends and family when the sun is shining! You'll also find a driveway and double garage to the front of the property, allowing space for ample off-road parking. The owners have gone to town with making this property a beautiful family residence!





Hall

With access to;

Living Room 12'11" x 18'1"

A wonderful sized lounge with dual aspect windows and central heating radiator.

Dining Room 14'1" x 15'1"

Including bifold doors leading onto the garden. There is plenty of space here for your homely furnishings.

Kitchen 11'7" x 11'8"

Complete with a stunning range of shaker style matching units and cabinetry, with complementary work surface over and inset sink. There is a range of integrated appliances, including oven with a microwave above, fridge/freezer,

dishwasher and a window to rear elevation.

Landing

With access to;

Bedroom One 12'11" x 14'5"

Including carpeted flooring and central heating radiator. With dual aspect windows.

Bedroom Two 11'11" x 13'2"

Including carpeted flooring and central heating radiator. With window to rear elevation.

Bedroom Three 11'11" x 12'7"

Including carpeted flooring and central heating radiator. With window to rear elevation.

Bedroom Four 7'6" x 10'2"

Including carpeted flooring and central heating radiator. With window to front elevation.

Bathroom 6'5" x 9'6"

Including a modern three-piece suite with a separate shower cubicle. With window to side elevation.

Ensuite 3'3" x 9'8"

Including a three-piece suite. With window to side elevation.

Outside

To the front of the property hosts a double garage for ample storage, and parking for three cars. Including a garden area to the

Agent Note

THE PARQUET FLOORING HAS BEEN ADDED FOR MARKETING PURPOSES WITH SIMILAR FLOORING TO BE FITTED SHORTLY





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) A			
(81-91) B			
(69-80) C			
(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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