



1 DOVEDALE CLOSE | | MANSFIELD | NG18 4TP

BuckleyBrown
ESTATE AGENTS

BREATH-TAKING!!... This beautiful six bedroomed detached property is located in Berry Hill and boasts a landscaped garden, a gorgeous interior and spacious living accommodation. What more could you ask for? This is an ideal home for big families! Let's take a look inside..

The ground floor comprises a bright and airy living room which provides space for entertaining guests and has been decorated beautifully. The French doors from here lead to the garden room. This is a tranquil space with high ceilings and surrounding windows. The kitchen hosts a stunning range of cabinets and units with modern work surfaces above, integrated appliances and splashback tiles. This is the perfect setting for those who love to cook! You will find there is plenty of space for a table and chairs, perfect when gathering round for a family Sunday roast! There is also a utility room from here which is perfect for doing the laundry. The ground floor wouldn't be complete without an office for those who work from home, and WC for added convenience.

The first floor comprises four well-proportioned bedrooms, all of which have been kept to an immaculate standard and offer a canvas to add your own stamp. The master with its very own private ensuite and built-in wardrobes. Just off the landing, completing the floor is a modern bathroom.

Moving to the second floor, you will be just as impressed by the further two bedroom which offer great versatility, one is currently being used as a family room. Completing this floor is another bathroom which hosts a three-piece suite. This floor is the perfect accommodation when inviting guests over.

Outside, the garden has been stunningly landscaped with a manicured lawn and a patio area including a pergola above. This is a great setting for family BBQ's in the summer. To the front hosts a double garage for ample storage and a driveway with parking for multiple cars. You can see the time and effort the owners have put into making this house a home!





Hall

With access to;

Living Room 13'1" x 23'5"

Including a feature fire and laminate flooring. With a bay window to the front elevation and french doors leading into the garden room.

Dining Room 10'5" x 12'8"

Comprising a wonderful bay window to rear elevation, allowing plenty of light to fill this space.

Kitchen 10'8" x 14'4"

A modern kitchen with matching units and cabinetry. Including a range of integrated appliances and two windows to the rear elevation. The tiled flooring and open dining area give a spacious and fresh feel.

Office 7'1" x 8'11"

With window to the front elevation.

Utility 6'2" x 6'7"

A handy room for ample storage, with an inset sink and door access to side elevation.

Garden Room 12'11" x 16'6"

With windows surrounding and above, this is the perfect sitting area in the summer months. Including tiled flooring and french doors leading onto the garden.

WC

Including low flush WC and hand wash basin.

Landing

With access to;

Bedroom One 12'0" x 14'8"

Including central heating radiator and fitted wardrobes. With a bay window to rear elevation.

Ensuite 6'6" x 7'10"

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



Bedroom Two 10'4" x 12'11"

Including central heating radiator. With windows to rear elevation.

Bedroom Three 9'2" x 12'9"

Including central heating radiator. With windows to front elevation.

Bedroom Four 7'0" x 12'11"

Including central heating radiator and fitted wardrobes. With window to front elevation.

Bathroom 6'6" x 10'2"

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

Landing

With access to;

Bedroom Five 11'1" x 15'7"

With window to rear elevation and central heating radiator.

Family Room/ Bedroom Six 9'11" x 22'10"

Including fitted wardrobes and carpeted flooring. With a window to rear elevation.

Bathroom 5'1" x 8'11"

Including a three-piece suite.

Outside

Comprising a well-maintained lawn and patio area with a pergola above. This super private garden is of a good size and offers great accommodation when inviting guests over. To the front hosts a double garage and parking for multiple cars.





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) A			
(81-91) B			
(69-80) C		69	77
(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	

1 DOVEDALE CLOSE
MANSFIELD
NOTTINGHAMSHIRE
NG18 4TP



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk



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