



£675,000 Freehold

CHESTNUT DRIVE | MANSFIELD | NG18 4PW

BuckleyBrown
ESTATE AGENTS

LIFE OF LUXURY!...Welcome to this grand, stylish, and modern four-bedroom home standing beautifully in the highly desirable area of Berry Hill. This stunning property boasts a gated entrance that opens to a spacious driveway and a double integral garage, offering both security and convenience. Its striking position and enviable kerb appeal set the tone for the luxury that awaits inside!

As you step through the inviting entrance hallway, you are drawn into the heart of this home—the magnificent kitchen/diner. This gorgeous space features an array of integrated appliances, elegant finishes, and a central island, perfect for both casual dining and entertaining. The parquet-style flooring adds a touch of charm and seamlessly connects to the sitting room. This open-plan layout is accentuated by corner bi-fold doors that lead out to the rear garden, flooding the area with natural light. The ground floor also includes a spacious utility room, ensuring practicality. Additionally, the ground floor offers a separate and homely living room, ideal for relaxation, and a versatile office, perfect for remote working. Each space has been thoughtfully presented, catering to modern living while providing style and homeliness.

The first floor hosts four contemporary bedrooms, each offering a blank canvas to add your own touch. Three of the bedrooms feature en-suites, providing privacy and convenience, while one bedroom includes a delightful Juliet balcony. Completing this floor is an impressive bathroom, boasting a freestanding bath and double basins, creating the perfect spot to unwind.

The rear garden has been thoughtfully landscaped with an artificial lawn, patio seating areas, and a fence surround, providing a perfect space for outdoor entertaining and relaxation.





Entrance Hallway
With parquet style flooring, storage cupboard and a carpeted staircase leading to the first floor. With access to;

Living Room 12'4" x 16'10"
With carpet to flooring, central heating radiator, coving and window to the front elevation.

Kitchen/Dining Room 10'11" x 26'5"
Complete with shaker style wall and base units, Quartz work surface, inset sink with mixer tap above, space for a Rangemaster cooker,

splash back, extractor fan, integrated wine cooler, microwave, fridge freezer, dishwasher and centre island with a breakfast bar. With parquet style flooring, modern central heating radiators and bi-fold doors leading outside.

Utility 5'6" x 16'10"
Fitted with additional shaker style cabinets, work surface, plumbing for a washing machine, tumble dryer and window to the rear elevation.

Sitting Room 12'5" x 18'5"
With modern central heating



radiator, parquet style flooring, double windows to the side elevation and bi-fold doors leading outside.

Office 12'4" x 12'5"
With carpet to flooring, central heating radiator, log burner, coving and dual aspect windows.

WC
Fitted with a low flush WC, wash hand basin, vanity storage and extractor fan.

Bedroom One 14'0" x 15'8"
With carpet to flooring, central heating radiator, down lights, fitted

wardrobe, walk-in wardrobe and window to the front elevation.

En-Suite 3'5" x 8'10"
Fitted with a low flush WC, wash hand basin with vanity storage, enclosed shower, heated towel rail and full height tiling.

Bedroom Two 13'0" x 15'9"
With carpet to flooring, central heating radiator, down lights, Juliet balcony, walk-in wardrobe and access to an en-suite facility.

En-suite 3'9" x 6'5"
Fitted with a wash hand basin with



vanity storage, low flush WC, enclosed shower and full height tiling.

Bedroom Three 11'11" x 12'4"
With carpet to flooring, central heating radiator, walk-in wardrobe, en-suite facility and window to the front elevation.

En-Suite 3'9" x 6'1"
Complete with an enclosed shower, low flush WC, wash hand basin with vanity storage, heated towel rail and full height tiling.

Bedroom Four 9'2" x 11'0"
With carpet to flooring, central heating radiator and double velux windows.

Bathroom
Complete with a freestanding bath, double wash hand basins with vanity storage, floor and wall tiling, chrome heated towel rail, down lights and window to the rear elevation.

Outside
With a gated entrance, in-turn leading to a spacious and block paved driveway for ample off-street parking. Together with a double



integral garage to be utilised to your advantage. The rear garden has been landscaped with an artificial lawn, patio seating areas and a fence surround.







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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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 | | 71 | 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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