



Offers Over £290,000 Freehold

BERRY HILL ROAD | | MANSFIELD | NG18 4RT

BuckleyBrown
ESTATE AGENTS

FAMILY FAVOURITE!...Standing proud in the sought-after area of Berry Hill within easy reach of local amenities, is this impressive 4/5 bedroom semi-detached home, which boasts a flexible layout perfect for growing families. This fantastic property boasts a wealth of charming and modern features, together with a wealth of potential for you to come in and add your own stamp!

As you are welcomed into the entrance hallway, you will find a warm and homely living room to your left, which features a wonderful bay front window that floods the room with natural light. This room also benefits from a feature media wall and will make the perfect spot to kick off your shoes and relax. Leading nicely from here is the kitchen, which certainly has a great sense of space and has been renovated to suit modern day living. Fitted with a range of sleek wall and base units and a centre island providing additional storage, as well as the perfect spot to enjoy your morning coffee! Not to mention a range of integrated appliances that are sure to impress. This room offers ample space for a dining table or snug area, ideal for inviting guests around, and has patio doors that conveniently lead out to the rear garden. Completing this floor is a handy WC.

The first floor presents four well-appointed bedrooms, which are all of wonderful size and offer the perfect space to relax in. In addition, there is the added luxury of a balcony and stylish en-suite to the master with full height tiling. Let's not forget the well-sized bathroom, which will require completing. There is also an extra bedroom located to the rear of the garage.

Outside offers a paved driveway to the front, providing off-street parking. Together with an integral garage, which can be utilised for additional storage or a potential workshop. The rear benefits from a spacious and established garden with mature trees adding privacy.





Entrance Hallway

With carpeted staircase leading to the first floor. With access to;

Lounge 11'10" x 12'3"

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

Kitchen/Dining Room 14'11" x 25'3"

WC

Fitted with a pedestal sink, low flush WC and an opaque window to the rear elevation.

Bedroom One 14'2" x 14'11"

With carpet to flooring, central heating radiator and balcony.

En-Suite 7'0" x 8'5"

Fitted with a modern suite comprised of a walk-in shower, wash hand basin with vanity storage, low flush WC, chrome heated towel rail, illuminated mirror and full height tiling.

Bedroom Two 11'4" x 15'2"

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

Bedroom Three 11'1" x 18'0"

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

Bedroom Four 10'9" x 13'1"

With carpet to flooring, central



heating radiator and window to the rear elevation.

Bathroom 7'5" x 10'0"

Fitted with a low flush WC, bath and an opaque window to the rear elevation. This room will require renovating.

Bedroom Five

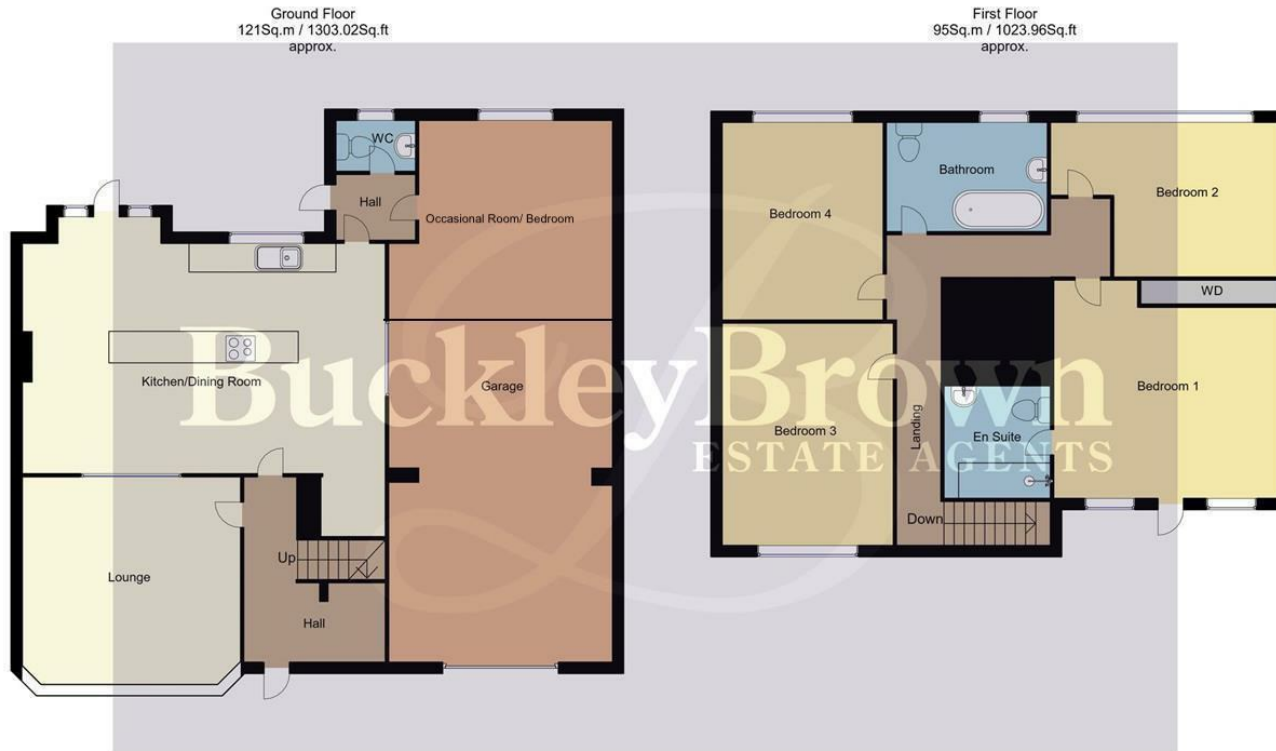
Located to the rear of the garage with insulated roller door.

Outside

With a paved driveway to the front providing off-street parking. Together with an integral garage which can be utilised for additional storage. The rear benefits from a

spacious and established garden with mature trees adding privacy.

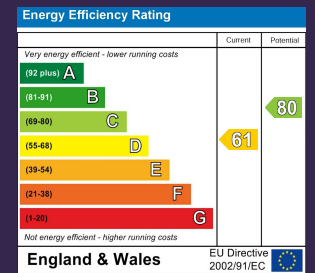




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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