



THE SPINNEY | HARLOW WOOD | MANSFIELD | NG18 4TH

**BuckleyBrown**  
ESTATE AGENTS



BREATH-TAKING!!...This stunning five-bedroom detached property is located in the sought after area of Harlow Wood and boasts a wonderfully landscaped garden, a well-presented interior and spacious living accommodation. This is a beautiful home for growing families! Let's take a look inside..

Upon entry, you will find the bright and airy entrance hall which leads to the living room, hosting a great living space for entertaining guests. The bay window allows plenty of light to fill the room. From here leads to the bonus of a second reception room! There is versatility here to make your own. Through to the kitchen diner provides an impressive space and comprises a stunning range of cabinets and units with modern work surfaces above. Not to mention the integrated appliances, splash back tiles and spotlights. This is the perfect setting for those who love to cook! Across the way you will find there is plenty of space for a dining room table and chairs, making the perfect family room when gathering round for a Sunday roast! The ground floor wouldn't be complete without an office, a handy utility room for doing the laundry, and WC for added convenience.

The first floor comprises five well-proportioned bedrooms, all of which have been kept to an immaculate standard and offer versatility to add your own stamp. The master and second bedroom with their very own private ensuites and built-in wardrobes. Just off the landing, there is a modern family shower room which comprises a three-piece suite.

Outside, the garden has been stunningly landscaped with a large manicured lawn and planted trees. There are multiple patio seating areas to enjoy summer evening drinks, including a pretty sheltered pergola area. This is a great setting for throwing parties and special events while creating lasting memories! The front of this residence hosts a double garage for ample storage space, and a driveway offering private parking for multiple cars. Call today to arrange a viewing!





#### Hall

With access to;

#### Living Room 11'10" x 13'1"

With bay window to front elevation and window to side elevation. With fitted carpets and central heating radiator.

#### Sitting Room 14'2" x 19'5"

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

#### Kitchen/ Dining Room 11'1" x 20'10"

Complete with a modern range of matching units and cabinetry, with complementary work surface over and inset sink. Including integrated appliances, splash back tiles and spotlights. With a

window and sliding double doors to rear elevation.

#### Utility 6'4" x 7'0"

With space for a washing machine and tumble dryer. Including door access to side elevation.

#### WC

Including a low flush WC and hand wash basin.

#### Study 9'8" x 9'8"

With window to front elevation.

#### Landing

With access to;

#### Bedroom One 12'9" x 13'10"

With window to front elevation and built-in wardrobes for added storage space.

#### Ensuite 5'3" x 14'9"

An impressive sized ensuite with a bath tub, shower cubicle, hand wash basin and low flush WC.

#### Bedroom Two 9'10" x 14'1"

With window to rear elevation and built in wardrobes providing handy storage.

#### Bedroom Three 9'8" x 10'6"

With window to rear elevation.

#### Bedroom Four 8'10" x 10'5"

With window to rear elevation.

#### Bedroom Five 9'3" x 9'11"

With window to front elevation.

#### Family Shower Room 6'5" x 7'8"

Complete with a double shower cubicle, low flush WC and hand wash basin. With window to side elevation.

#### Ensuite 3'8" x 9'6"

Complete with a shower cubicle, low flush WC and hand wash basin. With window to side elevation.

#### Outside

A stunning and spacious lawn area with planted trees. Including multiple patio area and a sheltered pergola. To the front offer a double garage, a large driveway for multiple cars to park, and a gated entrance for added security.



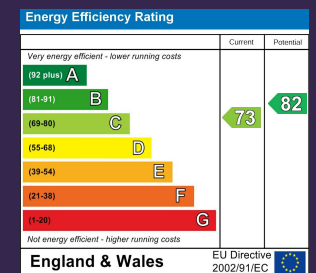




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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





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