



GRANBY AVENUE | MANSFIELD | NG19 7BT





LIVING THE DREAM!!!.. Proudly presenting to the market this astounding and most unique five bedroom detached property to the market. Each and every room throughout this delightful family home has been well-planned and beautifully presented to the highest of standards. Words simply can't do this one justice enough!

The ground floor welcomes you to a wonderful lounge with a central feature fireplace, perfect for putting your feet up. The open plan kitchen/diner/living space is beautifully presented and is complete with a range of modern high-gloss units and integrated appliances. There's a handy utility and WC, along with a terrific conservatory with made-to-measure blinds where you can admire the garden. The converted garage completes the floor and makes a superb multimedia room where you'll find hidden storage and a stunning wooden wall and ceiling.

The first floor welcomes you to five exceptional bedrooms, all of which are of the highest standard and benefit from fitted wardrobes. Two have the advantage of their own stylish en-suites, whilst another two of the rooms are currently being utilised excellently as a home gym and office respectively, giving you plenty of versatility. The family bathroom completes the floor nicely with a modern four piece suite. The converted loft is a real hidden gem. Accessed via remote controlled electric ladders, this magnificent space presents a fantastic additional living area with an impressive seven velux windows! Not to mention multiple electrical sockets and a back-up power supply.

Heading outside, you are presented with something really special. The rear garden itself benefits from a lovely seating area and low-maintenance artificial lawn. You'll find an incredible 7ft long shed that doubles as a terrific living space, along with three further robust stores with fitted shelves. Let's not forget the exceptional bar where you can relax with family and friends, accompanied by a WC for added convenience.





### Entrance Hall

With fitted carpets, central heating radiator, stairs leading up to the first floor and access into;

### Lounge 11'9" x 17'2"

With fitted carpets, feature central fireplace, downlights, window to the front elevation and double doors leading into;

### Dining Room 10'2" x 11'9"

Open plan with central heating radiator and open access into;

### Kitchen/Living Room 15'2" x 22'11"

Complete with a range of stunning high gloss black units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated double oven, hob with extractor fan above,

kitchen island with breakfast bar, space for American fridge-freezer, ample dining, living and entertaining space, central heating radiators, under cupboard lighting, downlights, window to the rear elevation and French doors leading out to the rear garden and sliding doors leading into;

### Conservatory 8'3" x 9'9"

With windows overlooking the rear garden, central heating radiator, made-to-measure blinds and French doors leading outside.

### Utility 4'11" x 10'7"

Complete with a range of fitted units, inset sink and drainer with mixer tap, enclosed Vogue Max high capacity combination boiler newly fitted in 2021 and with eight years warranty remaining, along with annual safety check documents, space and

plumbing for both a washing machine and tumble dryer, power switches to appliances located on boiler, additional storage cupboard, central heating radiator, door leading into the converted garage/multimedia room and a door leading outside.

### Converted Garage/Multimedia Room 16'1" x 17'3"

With raised flooring, fitted carpets, beautiful wooden walls and ceiling, hidden storage, downlights and central heating radiator. Currently utilised excellently as a multimedia room with plenty of electric points.

### WC

Complete with a low flush WC and vanity hand wash basin.

### Landing

With central heating radiator, loft hatch access via remote-controlled electric ladders with handrail and access into;

### Master Bedroom 16'1" x 17'3"

With fitted carpets, fitted wardrobes, central heating radiator, window to the front elevation and access into a private en-suite facility.

### Ensuite 6'1" x 8'3"

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin, chrome heated towel rail and opaque window to the front elevation.

### Bedroom Two 11'10" x 13'1"

With fitted carpets, fitted wardrobes, central heating radiator, window to the front elevation and access into a private en-suite facility.





#### Ensuite 5'3" x 8'5"

Complete with a walk-in shower, low flush WC, vanity hand wash basin and chrome heated towel rail.

#### Bedroom Three 9'6" x 11'10"

With fitted carpets, fitted wardrobes, central heating radiator and window to the rear elevation.

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

With fitted carpets, fitted wardrobes, central heating radiator and window to the rear elevation.

#### Bedroom Five 8'8" x 9'6"

With fitted carpets, fitted wardrobes, central heating radiator and window to the rear elevation.

#### Bathroom 5'9" x 9'10"

Complete with a fitted freestanding bath with waterfall tap, separate walk-in shower cubicle, low flush WC, vanity hand wash basin, full-height tiling, chrome heated towel rail and opaque window to the side elevation.

#### Converted Loft/Living Area

Accessed via remote controlled electric loft ladders with handrail, ample storage space, electrical sockets, four strip lights and seven velux windows with blinds. Utilised as an additional living space with a power back-up in the event of power failure.

#### Outside

To the rear is a beautifully maintained garden with low-maintenance artificial lawn,

seating area, beautiful surrounding shrubs and a fence surround for additional privacy. There is an impressive 7ft long watertight converted shed utilised as an additional living space with new flooring, roof and electrics added. There are two further robust stores built with well-made thick wood and include shelving and double doors, as well as a 14ft long shed. Additionally, there is a separate building hosting a fitted bar with strip lights (2.19m x 5.43m), ample space and access to a handy WC. To the front of the property is an excellent gated and block-paved driveway allowing space for off-road parking, alongside an artificial lawn, surrounding shrubs and outdoor lighting.













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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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