



BERRY HILL ROAD | BERRY HILL | MANSFIELD | NG18 4RT

BuckleyBrown
ESTATE AGENTS

SIMPLY STUNNING!!...Is the only way to describe this excellent three-bedroom semi-detached home. Positioned in the popular and convenient area of Mansfield. This house is a true gem and offers a well-planned layout, local amenities, in the catchment area for High Oakham School and a spacious rear garden. Let's take a look around..

The ground floor features two spacious reception rooms. Both have been decorated in a contemporary style. The first living room with a beautiful bay window allowing plenty of light to fill the room. Through to the stunning dining area which boasts four skylights and beautiful bifold doors which give a seamless transition from the inside to the outdoors in the summer months. If you enjoy entertaining guests then this sociable layout will be sure to capture your attention! The modern kitchen is open-plan to the dining area and features a range of high gloss units and cabinetry with integrated appliances. This is the perfect space for those who love to cook! This property provides the perfect blend of style and comfort!

Heading to the first floor, you'll discover three additional bedrooms which have been kept to a high standard and provide ample space for your own personal touches. The family shower room is just down the hall and is fitted with a three-piece suite.

Outside, the residence boasts a spacious and enclosed garden with a delightful patio area and a well-manicured lawn area, perfect for BBQ's in the summer months. This could be a terrific space for family and friends to unwind. Not to mention a driveway for private parking to the front. This property is move-in ready and would make an excellent family home. Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!





Hall
With access to;

Living Room 10'4" x 13'10"
Complete with a bay window to front elevation.

Living Room 11'6" x 12'0"
With plush carpets fitted. This room is open-plan with access to;

Dining Room 17'1" x 20'5"
Complete with beautiful skylight windows and bifolds leading onto the rear garden.

Kitchen 8'0" x 9'6"
Complete with a modern range of matching high gloss units and cabinetry, with complementary work surface over

and inset sink. There is also integrated appliances and contemporary spotlights fitted.

Bathroom
Complete with a low flush WC, hand wash basin and a spa bath.

Landing
With access to;

Bedroom One 11'2" x 13'11"
With windows to rear elevation. Fitted with built-in wardrobes for ample storage.

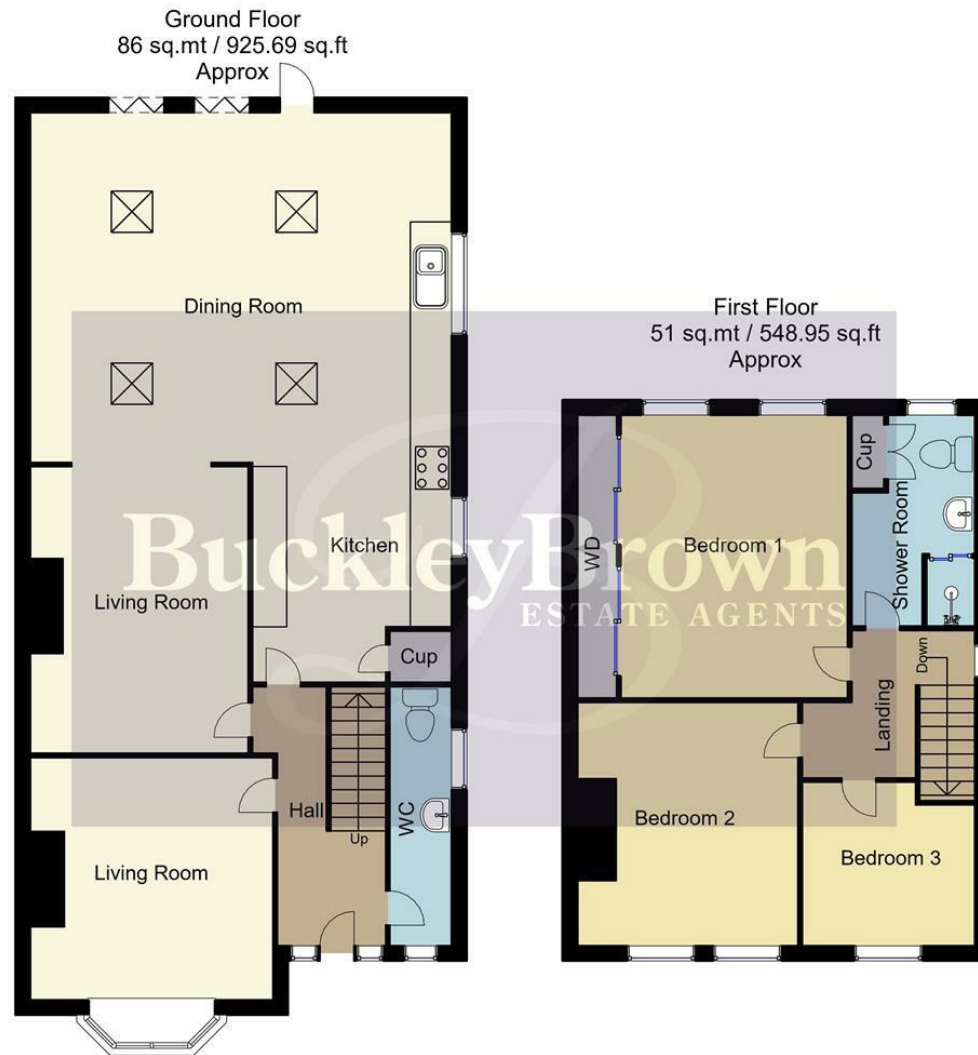
Bedroom Two 10'11" x 12'0"
Complete with windows to front elevation.

Bedroom Three 8'2" x 8'8"
With window to front elevation.

Shower Room 6'3" x 10'6"
Complete with a three-piece suite. With window to rear elevation.

Outside
To the rear of the property offers a private and enclosed garden with a well-maintained lawn and planted shrubs. The front hosts a driveway with parking for two 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. 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			
(55-68) D		59	70
(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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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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