



Guide Price £290,000 Freehold

11 MENDIP CLOSE | | MANSFIELD | NG18 4UR

**BuckleyBrown**  
ESTATE AGENTS



A MOVE-IN READY GEM! Nestled in a quiet, charming cul-de-sac in the highly sought-after area near Berry Hill, this meticulously maintained detached property exudes kerb appeal. Featuring an inviting open-plan living kitchen that seamlessly blends space and functionality, along with a separate dining room for those special gatherings, this home is designed for modern living. A detached garage adds to the versatility of this well-proportioned property, making it an ideal choice for anyone looking to settle in a delightful neighbourhood.

Step inside through a stylish front door and discover a bright hallway, featuring doors leading to all the main rooms and an inner corridor that connects to the bathroom and two bedrooms. You will be greeted by a modern feature doorway that draws light into the lounge while ensuring privacy.

To the right of the hallway, you'll find the beautifully appointed, open-plan kitchen/lounge, filled with natural light. The recently updated kitchen boasts built-in essential appliances, including a built-in eye-level double oven and a range of wall and base units, including convenient pan drawers, all complemented by elegant granite work surfaces. Moving seamlessly into the living area, you'll enjoy a cozy feature fireplace and French doors that invite the outdoors in. This double-aspect room is generously sized, allowing plenty of light to flood through.

Also off the hallway is a bright dining room, providing ample space for a dining table, making it the perfect setting for hosting dinner parties! Due to the property's versatile design also allows for this to be easily utilised as a third bedroom, providing the perfect solution for those who need extra space or work-from-home flexibility, adapting to your needs.

Further along the hallway, you'll find a large family bathroom featuring a modern three-piece suite, with a bathtub, perfect for unwinding after a long day.

The hallway has a useful storage cupboard fitted with plumbing for a washing machine, along with shelves for additional storage, a practical addition to this inviting space.

Further along, you will find two generously sized double bedrooms, both benefiting from bespoke built-in wardrobes. The master bedroom enjoys the added luxury of an en-suite bathroom.

Outside, the well-maintained, private enclosed rear garden features a charming patio seating area, ideal for summer BBQs and creating a perfect space to relax throughout the year. There's convenient access to the garage from the garden.

At the front of the property, you'll find a private driveway and detached garage providing ample off-road parking, with side access gate to the rear garden. This is all well-supported by external security lighting and a neatly maintained shrubbery area. The property also includes a built-in house alarm for added peace of mind.

Don't miss out on this fantastic opportunity.

Call today to schedule your viewing!





**Entrance Hallway**  
With central heating radiator, and access to;

**Kitchen/Dining Room 8'3" x 14'8"**  
Step into this beautifully light, modern kitchen, recently fitted with a stylish range of cabinets and drawers. The kitchen includes a contemporary double sink and drainer, along with a comfortable breakfast seating area perfect for stools beneath. It boasts integrated appliances, including a built-in eye-level double oven, fridge/freezer, dishwasher, and a sleek glass double electric hob. A front-facing window frames the space, complemented by ceiling downlights and elegant wooden flooring.

**Living Room 10'6" x 11'4"**  
A delightful living space with ample room for furnishings, featuring a charming marble electric fireplace with ambient lighting above. Large windows and French doors at the rear provide a lovely connection to the enclosed garden. This room is adorned with a modern tall radiator and a unique doorway feature that invites additional light from the hallway, all while ensuring privacy. Downlights and wooden flooring add to the inviting atmosphere.

**Dining Room 8'9" x 11'0"**  
This versatile dining room is light and airy, featuring a lovely bay window. It's perfect for family meals but can easily be adapted for various uses, such as a home office, playroom, or additional guest bedroom. The room is complemented by a central heating radiator and the warmth of wooden flooring.

**Bedroom One 10'0" x 11'4"**  
A spacious and light-filled bedroom with large windows framing views of the garden. This retreat features bespoke built-in wardrobes and access to an en-suite, along with a central heating radiator and stylish wooden flooring.

**En Suite 3'0" x 10'0"**  
Three-piece suite comprising of a hand wash basin, low flush WC and a shower. A rear-facing window and central heating radiator complete the space.

**Bedroom Two 8'11" x 12'8"**  
Another light and spacious room, generously sized with large windows and bespoke built-in wardrobes. This bedroom also features a central heating radiator and beautiful wooden flooring.



**Bathroom 6'0" x 10'0"**  
Stylishly appointed, this bathroom includes a three-piece suite featuring a hand wash basin, low flush WC, and a relaxing bath with an overhead shower. A window at the rear and a central heating radiator enhances comfort and functionality.

**Hallway**  
With a storage cupboard, fitted with plumbing for a washing machine, and shelves for additional storage.

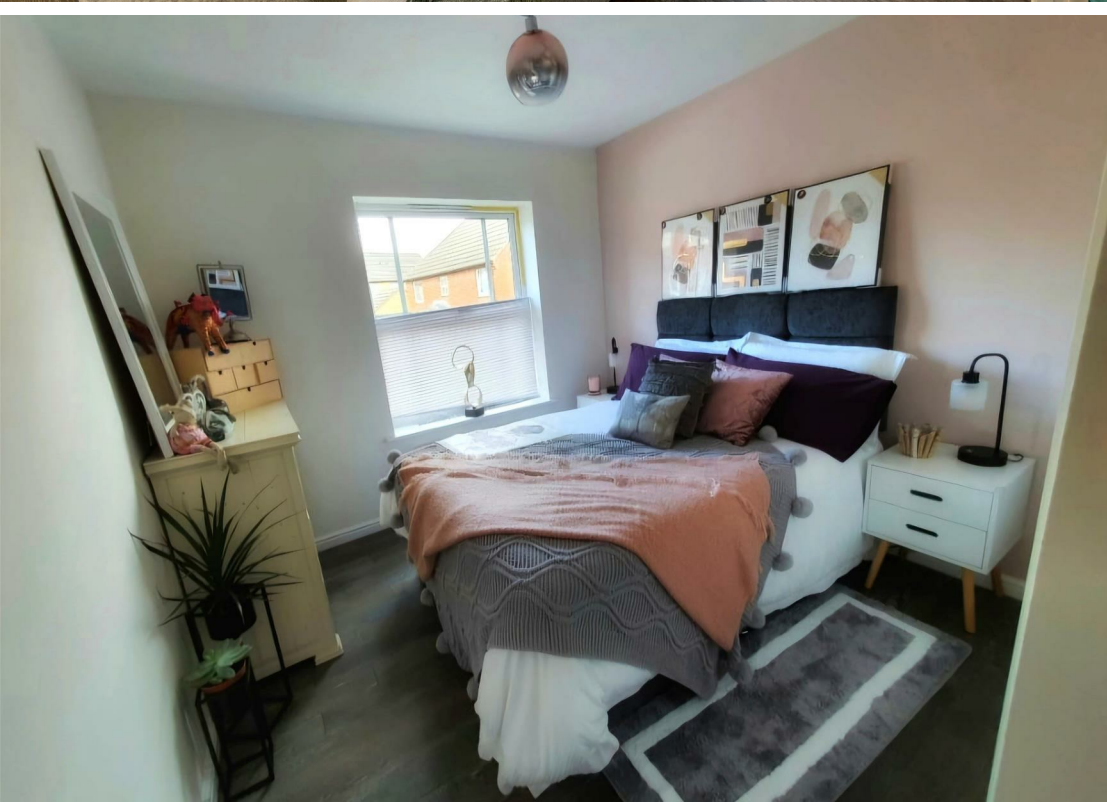
**Garage 8'7" x 17'7"**  
Conveniently accessible from the front, this garage features an up-and-over door, lighting, and electricity. There is also an external door providing access from the garden.

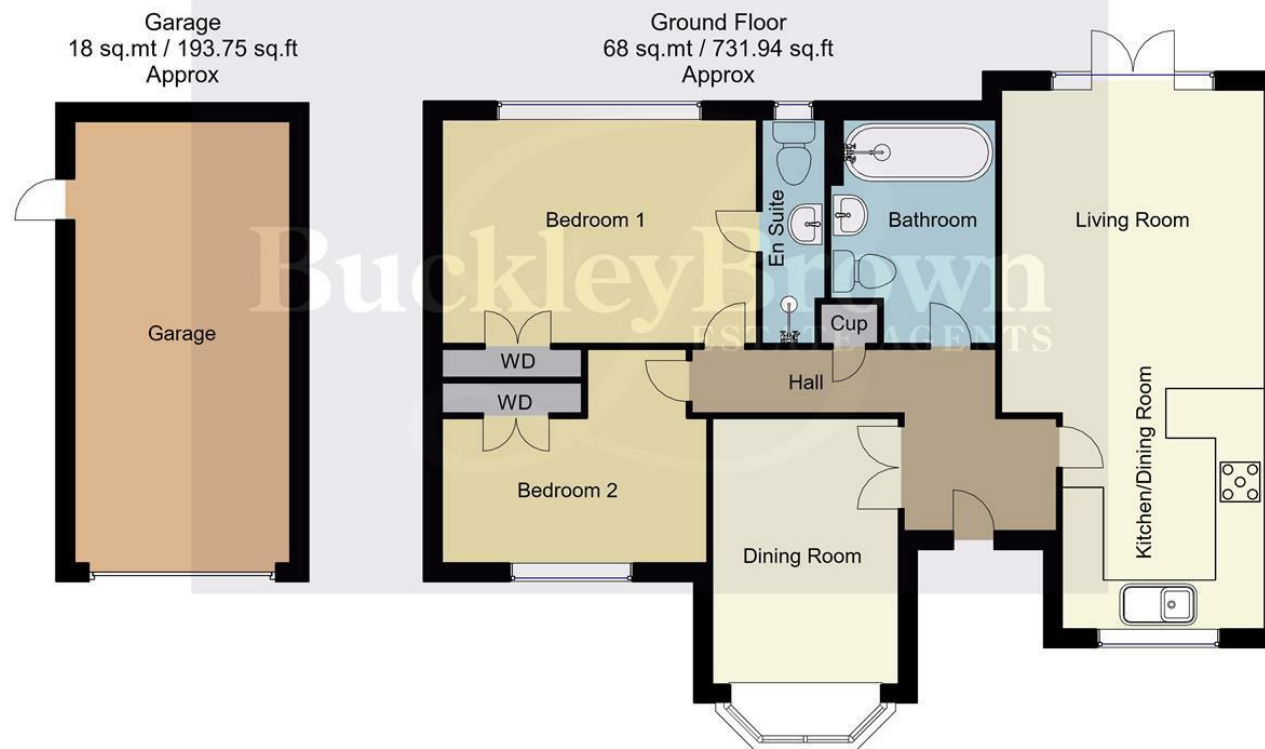
**Outside**  
The property boasts a private, gated driveway offering off-road parking surrounded by neat shrubs.

The spacious rear garden has been lovingly maintained, showcasing artificial lawn areas and

inviting patio seating areas, perfect for outdoor relaxation and entertaining.







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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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MANSFIELD  
NG18 4UR



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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