



ORION GROVE | | MANSFIELD | NG18 6AU

BuckleyBrown
ESTATE AGENTS

BREATH-TAKING!!!... This beautiful five-bedroom detached property is located in the quiet area of Mansfield and boasts a stunningly landscaped garden, a well-presented interior and spacious living accommodation. This is an ideal home for 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 and the interior design creates a warm and cosy ambiance. From here leads to the bonus of a second reception room! There is plenty of versatility here to create an office or even a snug. Through to the kitchen/dining room, which provides an impressive space for entertaining guests! The kitchen comprises a stunning range of cabinets and units with modern work surfaces over. Not to mention the integrated appliances, splash back tiles and spotlights. This is the perfect setting for those who love to cook! Just across the way, you will find there is plenty of space for a dining room table and chairs, and a seating area too! The ground floor wouldn't be complete without a handy utility room for doing the laundry, a storage cupboard and a 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 ensuite's. Just off the landing, there is a modern family bathroom which comprises an impressive four-piece suite.

Outside, the garden has been stunningly landscaped with a well-manicured lawn and planted trees. Not to mention the sheltered pergola seating area and summer outbuilding. This is the perfect area to enjoy summer evening drinks. The front of this residence hosts a double garage for ample storage space, and a driveway offering private parking. This home has clearly had a lot of effort put into it and is move in ready!





Hall

With access to;

Dining Room 10'7" x 12'11"

With a bay window to front elevation.

Living Room 14'0" x 20'1"

With a bay window to front elevation and french doors to the rear of the property.

Kitchen/Dining Room 14'4" x 21'7"

Complete with a modern range of matching units and cabinetry, with complementary work surface over, an inset sink and integrated appliances. With two bay window to side elevation.

Utility 6'11" x 8'0"

With door access to rear elevation.

WC

With low flush WC and hand wash basin.

Landing

With access to;

Bedroom One 14'4" x 21'3"

With window to side elevation.

Bedroom Two 10'9" x 12'1"

With dual aspect windows.

Bedroom Three 10'3" x 12'2"

With window to front elevation.

Bedroom Four 10'2" x 9'11"

With window to rear elevation.

Bedroom Five

With window to front elevation.

Ensuite 4'5" x 8'6"

Including a three-piece suite. With window to side elevation.

Bathroom 7'1" x 10'0"

Complete with a four-piece suite. With window to rear elevation.

Outside

Ensuite 4'5" x 8'6"

Including a three-piece suite. With window to side elevation.





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) A			92
(81-91) B		86	
(69-80) C			
(55-68) D			
(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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