



£325,000

BERRY HILL LANE | | MANSFIELD | NG18 4BW

BuckleyBrown
ESTATE AGENTS

TIMELESS LUXURY: A Stunning Renovated Home... is the only way we can describe this four bedroom semi-detached house. Situated in the heart of Mansfield and being close to amenities such as shops and schools. This property offers a welcoming and deceptively spacious layout where you will instantly feel at home! Let's take a look around...

Upon entering, you will first of all be welcomed into the spacious living room. The bay window allows plenty of light to fill the room making it light and airy. There is plenty of space here to add all of your homely furnishings. The open plan newly refurbished dining room and kitchen consists of sleek matching cabinets and marble work tops, an inset sink, integrated appliances and feature spotlights with high ceilings. This room is the definition of modern luxury and the open plan dining room makes it perfect for hosting. Finishing the floor you will find a handy utility room and downstairs WC.

Heading upstairs, you will be met with four spacious and newly decorated well appointed bedrooms offering versatility to get creative. The bathroom which is just off the landing hosts a three-piece suite offering a calm and relaxing space to unwind.

Outside will definitely tick those remaining boxes, with the private and low-maintenance rear garden with a lawn and large patio seating area, perfect for BBQ's in the summer! This residence offers a paved driveway to the front for numerous cars. You don't want to miss out on this home, so call now to arrange a viewing!





Hall

Spacious hallway on entrance with access to downstairs rooms, window to front elevation.

WC

Complete with laminate flooring, low flush WC and hand wash basin. Window to front elevation.

Utility 6'1" x 6'5"

Complete with matching cabinets, an inset sink and drainer.

Kitchen 12'1" x 12'9"

Stunning fully refurbished modern kitchen consisting of matching cabinets, ample luxury marble worktop space with an inset sink and drainer and an open plan design through to the dining room, window to rear elevation.

Dining Room 11'0" x 13'11"

Complete with laminate flooring, central

heating radiator, patio doors to rear elevation to gain access to the garden, along with double doors through to the living room.

Living Room 11'6" x 11'11"

Complete with laminate flooring, central heating radiators and a bay window to front elevation

Landing

With access to;

bedroom One 11'0" x 13'10"

Complete with carpeted flooring, central heating radiators and window to rear elevation. Renovated and decorated to a terrific standard ready to put your own stamp on.

Bedroom Two 7'10" x 14'0"

Complete with carpeted flooring, central heating radiators and two windows to front elevation. Renovated and decorated to a



terrific standard ready to put your own stamp on.

Bedroom Three 11'0" x 11'10"

complete with carpeted flooring, central heating radiators and window to front elevation. Renovated and decorated to a terrific standard ready to put your own stamp on.

Bedroom Four 7'3" x 9'1"

Complete with carpeted flooring, central heating radiators and window to rear elevation. Renovated and decorated to a terrific standard ready to put your own stamp on.

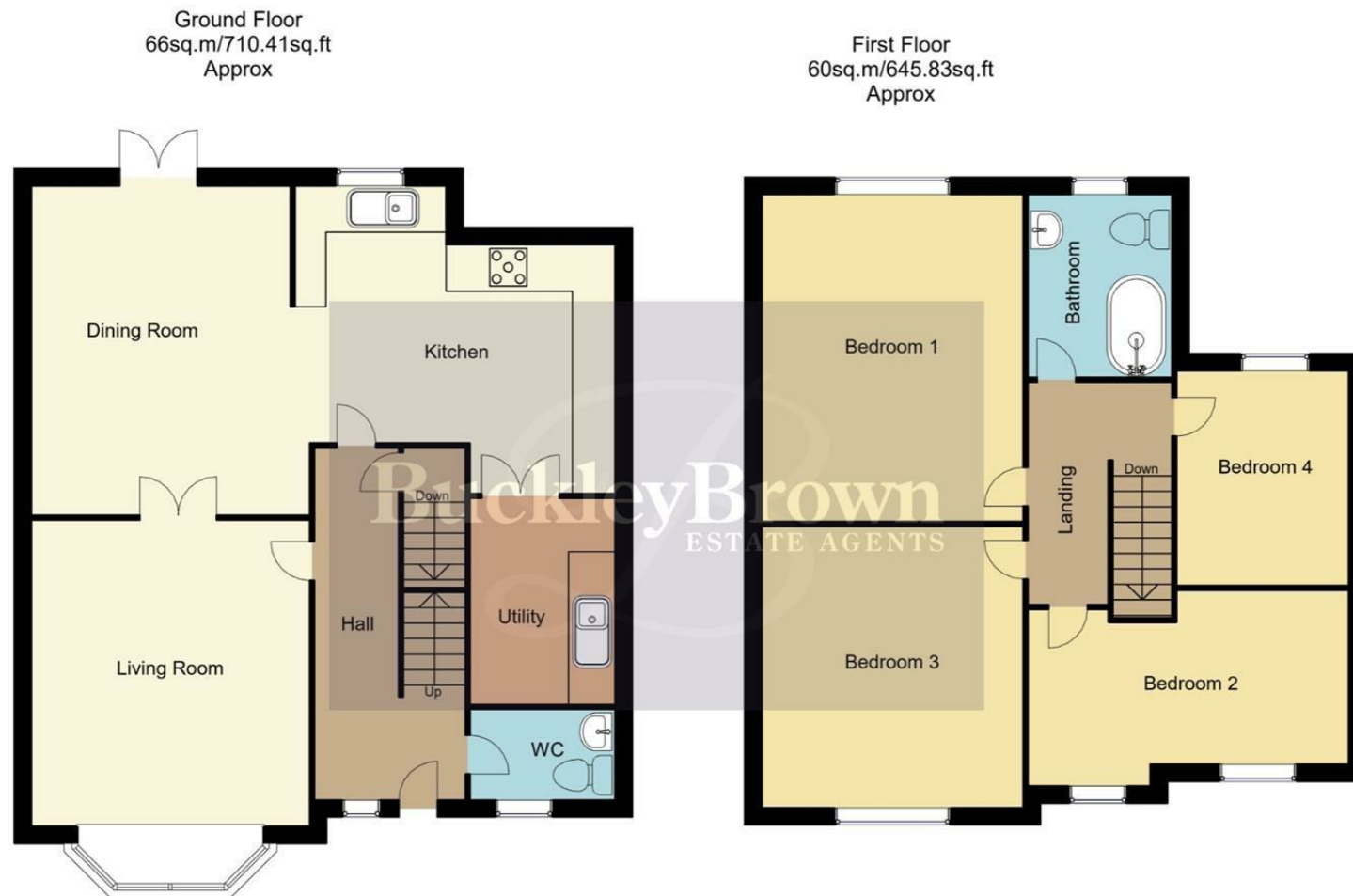
Bathroom

With floor to ceiling tiles, three piece bathroom suite including a bathtub, low flush WC, and hand wash basin with a window to rear elevation.

Outside

With a driveway allowing for ample off-street parking which in turn leads to the side access through to the back garden. There is a beautiful spacious patio seating area next to some tiled steps which lead you down to the lawn.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(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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