



Offers Over £375,000

LIMESTONE RISE | | MANSFIELD | NG19 7AZ

BuckleyBrown
ESTATE AGENTS

STANDING BEAUTIFULLY!...Occupying an enviable position and standing proud in the quiet area of Mansfield is this exceptional four-bedroom detached residence. Offering a unique layout and a multitude of rooms to explore, this property is a true credit to its current owners, who have kept it to an exceptional standard throughout. Each room brings an element of space and elegance that radiates throughout, giving the property a wonderful atmosphere that feels just like home! Let's take a look around...

Starting with the wonderful and spacious living room which accommodates a large bay window and a feature fireplace, creating a warm and cosy atmosphere to relax and unwind. Through to the impressive open plan kitchen/dining area you'll find an extensive range of modern cabinets and units along with an integrated dishwasher and spaces for additional appliances. There is also plenty of space for your desired dining furniture in this open plan dining room along with storage space and a gorgeous feature wall. Completing the floor is sitting room perfect for those who work from home and wish to use it as an office, a utility room and WC.

Heading to the first floor, you'll discover four bedrooms which have been kept to an immaculate standard, three of the four bedrooms having access to their own private en suites providing a sense of luxury. The family bathroom has been modernised and provides a four piece suite, including a bath and a walk in shower.

Stepping outside you'll find a well-maintained lawn and patio area for alfresco dining with the added extra of a raised garden providing more space and even a balcony! To the front offers an impressive garage for ample storage and a driveway allowing parking for multiple cars. This is the perfect move-in ready family home for making lasting memories. Call now to arrange a viewing.





Hall

Light and airy hallway leading into all ground floor rooms.

Sitting Room 8'1" x 11'2"

Perfect space for a home office, carpeted flooring and central heating radiator with a window to the front elevation.

Living Room 11'7" x 15'8"

Homely living room with carpeted flooring, central heating radiator, a feature fireplace and a large bay window to the front elevation.

WC

Low flush WC.

Utility 5'6" x 6'1"

Ample storage space and space for appliances.

Kitchen 7'11" x 14'7"

Spacious open plan kitchen/dining room with matching cabinets, integrated appliances such as gas hob and dishwasher, tiled splash back, an inset sink and a window to the rear.

Dining Room 18'9" x 11'1"

Open plan dining room with feature wall including storage space and space for a tv, wine racks, built in cupboards and space for your desired dining furniture. This room also has modern central heating long radiators and spotlights running across the ceiling.

Landing

Carpeted landing leading into all first floor rooms.

Bedroom One 12'7" x 11'8"

Larger than most master bedroom with



double fitted wardrobes, carpeted flooring, central heating radiator and its own en suite.

En Suite 5'7" x 8'5"

Three piece en suite with low flush WC, hand wash basin and built in shower.

Bedroom Two 9'4" x 10'2"

Spacious second bedroom with carpeted flooring, central heating radiator and a window to the rear elevation. Access to the en suite.

En Suite 5'4" x 7'0"

En suite and shower room with built in shower, low flush WC and hand wash basin.

Bedroom Three 7'0" x 11'8"

Bedroom with carpeted flooring, central heating radiator and a window to the rear elevation. Access to the en suite.

Bedroom Four 10'2" x 11'0"

Large bedroom with double fitted wardrobes, carpeted flooring, central heating radiator and windows to the front elevation.

Bathroom 8'0" x 8'4"

Four piece family bathroom with larger corner shaped bath, hand wash basin, low flush WC and walk in shower.

Outside

Patio area to the rear with a raised private lawn area. To the front you'll find a generous driveway with a lawned frontal area.

Garage

Ample storage space.






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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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		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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