



Offers Over £435,000

SOUTHWELL ROAD WEST | | MANSFIELD | NG18 4HF

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £450,000 - £475,000

LIVING IN LUXURY!...We certainly have a treat in store for you with this gorgeous four-bedroom, detached property! This residence has been modernised throughout with stylish decor and quality fixtures and fittings. The external is equally as great too, boasting an exceptional plot with a garage and private parking, and an impressive orangery extension, What's not to love?

Starting with the lounge/bedroom four; the bay window provides a bright and airy atmosphere whilst hosting the perfect space to relax and unwind, this room oozes potential for a fourth bedroom making it perfect for growing families and also inherits ample space for furnishings and homely touches. Moving further, the impressive kitchen/diner which is fitted with a range of matching cabinets, and work surfaces above, you won't need to touch a thing! Not to mention the range of integrated appliances, spotlights and breakfast bar which complete the room. Into the next room you'll find a dining area with ample space for your desired dining furniture. The piste of resistance in this property has to be the newly renovated orangery extension. This room is impressive to say the least with its contemporary roof lantern and bifold doors. Finishing the first floor you'll find two more spacious and versatile bedrooms and a family shower room.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll gain access to a beautiful master bedroom, with a simply stunning en suite and free standing claw foot bath!

Outside, the residence boasts a very spacious and well maintained garden with its own garden room; perfect for hosting in the summer months, a wooden decking, a wooden pergola, its own free standing garage and a magnificent private front garden with electric gates making it super safe and more seating area if you need it! Call today to book a viewing whilst you can.





Entrance Porch 6'0" x 1'10"

Entrance porch leading into;

Hallway 25'9" x 13'2"

Stunning Hallway with stained glass windows in the door upon entry! Grand and spacious area.

Lounge/Bedroom Four 13'8" x 12'11"

Light and airy lounge area with a feature fireplace, laminate flooring, central heating radiator and a bay window to the front exterior. This room also has potential to be a fourth bedroom.

Kitchen 16'11" x 9'2"

Matching cabinets with ample work top space over, integrated appliances, an inset sink, breakfast bar/island and windows to the side elevation. Access door for the utility.

Utility 9'2" x 4'3"

Space for appliances with built in work top space and shelves.

Dining Room 12'6" x 11'10"

Ample space for your desired dining furniture with a feature fireplace area and an opening into the orangery extension.

Orangery 23'1" x 13'7"

Impressive space with glossy tiled flooring, a feature log burner, contemporary roof lantern, spotlights and ample space for your desired furniture, with bifold doors leading into the decking.

Shower Room 8'0" x 6'7"

Built in shower, low flush WC and hand wash basin.



Bedroom two 13'8" x 12'11"

Neutral bedroom with a large bay window, ample space for your desired furniture, central heating radiator and a modern laminate floor.

Bedroom three 12'6" x 10'11"

Neutral bedroom with a window looking out into the orangery, ample space for your desired furniture, central heating radiator and a modern laminate floor. Could be used as a gym or home office too.

Landing 9'2" x 6'1"

Entrance to the master bedroom.

Master Bedroom (one) 15'8" x 17'10"

Generous size master bedroom with wooden feature beams and spotlights, wooden flooring, ample space for your desired furniture, central heating radiator and a window to the rear elevation.

En Suite Bathroom 8'3" x 6'5"

Beautiful bathroom with a lone standing clawfoot bath tub, low flush WC, a traditional bidet and hand wash basin.

Detached Garage 18'0" x 11'11"

Ample storage space with access from the front and back exterior.

Garden Room 16'0" x 10'4"

Spotlit garden room with laminate flooring, double patio doors and electrics. Perfect for hosting in the summer.

Outside

Well maintained lawn and patio area with a raised wooden decking that leads around the side and front of the orangery. To the front you will find a large private driveway and more seating space.





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	71	80
(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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