



£570,000

24 DORCHESTER DRIVE | MANSFIELD | NG18 4QH

BuckleyBrown
ESTATE AGENTS

A CUT ABOVE THE REST!... This south facing, three-bedroomed detached property boasts a wealth of fantastic features. Positioned in the popular area of Berry Hill in Mansfield, offering access to a wealth of local amenities and shops. The property has been maintained to a fantastic standard throughout and is a credit to it's current owner.

Upon entry you will be welcomed into the hallway where you will get a sense of warmth that carries throughout the property. The snug presents a cosy atmosphere with neutral tones that gives the room a timeless feel, perfect to relax and unwind. Moving through the property you will find the kitchen that hosts an open plan design through to the dining area and living room. The kitchen is fitted with an array of NEFF appliances and a Quooker hot water tap. This open and spacious layout enables a seamless transition between cooking, dining and relaxation spaces, perfect for modern living and entertaining. Further enhancing the appeal of this property is the presence of patio doors which allow a flood of natural light and provide access to the patio area and garden. Additionally you will find a generous utility room and WC. The majority of the downstairs benefits from under floor heating.

Upstairs you will find three generously sized bedrooms with an en-suite and dressing area to the master bedroom and a large Jack and Jill bathroom between the other two bedrooms. One of the bedrooms is currently used as a dressing room.

Approaching the property you will find a large driveway with access to the garage, providing ample off-road parking. The driveway also offers a lawn area, mature trees, and shrubs, further enhancing its kerb appeal. To the rear, the split level garden hosts mature shrubs and fruit trees. The patio has a delightful covered area and rear access to the garage, perfect for entertaining.

Don't miss out, call to book a viewing





Entrance Hall

With wooden flooring, underfloor heating, stairs rising to the first floor, and a useful under-stairs storage cupboard. Doors provide access into;

Sitting Room 12'7" x 12'8"

With carpeted flooring, feature fireplace and a bay window to front elevation.

WC

With tiled flooring, underfloor heating, low flush WC, hand wash basin and a window to side elevation.

Living Room 11'9" x 21'10"

With wooden flooring, underfloor heating, feature fireplace, window to front elevation and patio doors to the rear elevation, allowing access to the garden. This room

has an open plan design, with access to the kitchen and dining room.

Dining Room 8'4" x 13'10"

With wooden flooring which has the added luxury of under floor heating and open plan access through to both the kitchen and living room. There is ample space for a dining table and chairs, making this the perfect place for entertaining family and friends.

Kitchen 12'2" x 21'0"

The kitchen is beautifully designed with a stunning range of shaker-style wall and base units. It features a sink and drainer with a Quooker tap, set into a striking granite worktop with a matching granite splashback. High-quality Neff integrated appliances are included, such as a



full-height fridge, dishwasher, a hide-and-slide oven with a combination microwave oven above, and an induction hob with an extractor fan overhead. Patio doors open onto both the side and rear elevations, offering seamless access to the garden. The central island provides additional storage and doubles as a convenient breakfast bar. To top it all off, the kitchen benefits from the comfort of underfloor heating.

Utility 8'1" x 8'4"

Complete with an attractive range of shaker-style floor to ceiling cupboards, and ample wooden worktop space with Belfast sink inset. There is a NEFF under counter integrated freezer and space and plumbing for a range of appliances and under floor heating.

Landing

With carpeted flooring, velux windows and a central heating radiator. Doors provide access into;

Bedroom One 13'7" x 17'8"

With carpeted flooring, central heating radiator and window to rear elevation. This room benefits from having fitted wardrobes and access to the Jack and Jill Bathroom.

Jack and Jill Bathroom 8'7" x 17'8"

Complete with a beautiful four piece suite including, a walk in shower, bath, low flush WC and a hand wash basin. Window to side elevation and electric under floor heating.

Bedroom Three 12'8" x 12'9"

Formally the third bedroom, but converted



into a dressing room. With carpeted flooring and a window to front elevation along with access to the Jack and Jill Bathroom.

Bedroom Two 14'4" x 12'6"

With carpeted flooring, central heating radiator and window to rear elevation. This room benefits from it's own en-suite and dressing area facility.

En-suite 9'1" x 7'2"

Complete with a modern three piece suite, including a walk in shower, low flush WC and hand wash basin. Window to side elevation and electric under floor heating.

Dressing Area 9'1" x 6'11"

With carpeted flooring, central heating radiator, window to rear elevation.

Outside

To the front of the property, you will find a large driveway which leads to the garage, creating ample off-road parking. The driveway has a lawn area with surrounding decorative shrubbery, creating an amazing kerb appeal. To the rear of the property you will find a well-maintained lawn with surrounding mature trees and shrubs. The garden hosts open and covered patio seating area, which are perfect for entertaining in those summer months!

Garage 9'6" x 21'10"

Accessible from the front and rear elevation, with windows to the side elevation. The garage is a perfect space for extra parking or handy storage.





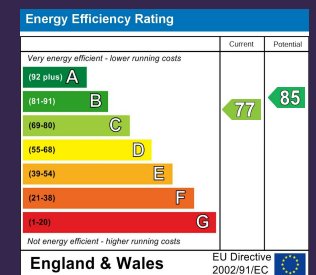




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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