



Offers Over £350,000

21 MILLRISE ROAD | | MANSFIELD | NG18 4YP

**BuckleyBrown**  
ESTATE AGENTS



## A BEAUTIFUL HOME AWAITS...

We are excited to present this beautiful four-bedroom detached property, situated in the highly desirable area of Mansfield. Just a short walk from local amenities, including shops, schools, and parks, this modern home offers a well-maintained and spacious design, which is ideal for growing families.

As you enter, you'll be welcomed by two generously sized reception rooms, perfect for both entertaining and unwinding with family. One of these rooms is currently used as an office, but it can easily be adapted to suit your needs. The other serves as the living room, featuring double doors that open into the garden, creating a seamless connection between the indoor and outdoor spaces. The open-plan kitchen/diner offers an excellent space for cooking and socialising, equipped with a modern range of cabinetry and work surfaces, an inset sink and drainer, and a central island. There's also plenty of room for a dining table and chairs, as well as a convenient utility room. The property also features a practical WC.

Heading upstairs, you'll discover four spacious bedrooms, each offering plenty of room to personalise with your own furnishings. The master bedroom offers a spacious retreat, complete with an en-suite bathroom for added privacy and built-in wardrobes. Bedrooms two and three are connected by a convenient Jack and Jill bathroom. The main bathroom, located just off the landing, is beautifully appointed with a sleek, contemporary three-piece suite.

The exterior of the property is beautifully landscaped, featuring a well-maintained lawn area, perfect for outdoor activities. The patio seating area is perfect for alfresco dining and offers an ideal spot to relax and entertain while enjoying stunning views of the surrounding woodlands. Parking is made easy with a private driveway and a double garage. The property also boasts excellent curb appeal, with a neatly laid lawn at the front, adding to its overall charm.

Call today to view!!!





### Entrance Hall

With sleek laminate flooring, windows to the front elevation, allowing in a flood of natural light, a built-in storage cupboard, stairs rising to the first floor, and doors providing access into;

### Kitchen/Diner 17'6" x 15'6"

The spacious kitchen/diner boasts a matching range of cabinetry and sleek worktops, providing both style and functionality. It features, an inset sink and drainer, integrated eye level oven and an

induction hob with a hood over. A central island adds extra worktop space and enhances the room's layout. The area comfortably accommodates a dining table and chairs, perfect for family meals or entertaining. With a large bay window to the rear elevation, flooding the space with natural light. The kitchen also offers direct access to the utility room.

### Utility 5'3" x 5'5"

The utility room offers additional cabinetry for extra storage and ample space for



appliances. It also features a door to the side elevation, providing access to the garden.

### Living Room 11'3" x 20'4"

The living room features laminate flooring, a window to the front elevation, and double doors that open to the rear, offering a seamless connection to the outside.

### Office 9'11" x 13'6"

This versatile reception room, currently used as an office, offers flexibility to suit

your needs. With laminate flooring and a window to the side elevation, the room is filled with natural light, creating a bright and inviting atmosphere. Whether used as a home office, study, or additional living space, it can easily be adapted to fit your lifestyle.

### WC 3'2" x 4'7"

With laminate flooring, low flush WC and hand wash basin.

### Landing

Surrounding doors provide access into;





#### Bedroom One 14'7" x 9'10"

With carpeted flooring, central heating radiator and windows to the front elevation. This room further benefits from built in wardrobes and its own en-suite facility.

#### En-suite 4'9" x 10'9"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

#### Bedroom Two 9'10" x 8'2"

With carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from a Jack and Jill bathroom.

#### Jack and Jill bathroom 7'9" x 4'2"

Complete with a low flush WC , hand wash basin and shower.

#### Bedroom Three 10'2" x 10'9"

With carpeted flooring, central heating radiator and a window to the rear elevation. This room benefits from a Jack and Jill bathroom.

#### Bedroom Four 9'9" x 7'3"

With laminate flooring, central heating radiator and window to the rear elevation.

#### Bathroom 6'3" x 10'9"

Complete with a three piece suite including a bath with an over shower, low flush WC and hand wash basin.



#### Outside

The exterior features a driveway leading to a double garage, with a neatly laid lawn to the front. The rear garden boasts a laid lawn, a patio seating area, and surrounding fencing for privacy. With picturesque views of the surrounding woodland, creating a peaceful and scenic outdoor space. The property further benefits from an EV car charger.

#### Garage 16'8" x 16'7"

Double garage, accessible from the front and side elevation. The garage provides further off-road parking or extra storage.









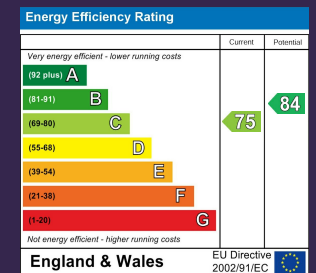




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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







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