



Offers In The Region Of £250,000

2 THE STABLES BERRY HILL LANE | | MANSFIELD | NG18 4FJ

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ESTATE AGENTS



## FULL OF LUXURY!...

Welcome to this charming three-bedroom, three-storey home, perfectly located in the highly sought-after area of Berry Hill. With a beautiful park just around the corner, along with great local shops, restaurants, bars, and schools nearby, convenience is at your doorstep. This property radiates luxury and style from top to bottom, and we can't wait to show you all it has to offer!

Upon entering, you'll be immediately struck by the spacious and inviting hallway, featuring a convenient storage cupboard for all your essentials. Adjacent to this you will find the convenient WC. From here, you'll be led into the expansive open-plan kitchen, living and dining area – a perfect blend of space to relax and entertain. The kitchen is a chef's dream, complete with a fantastic range of modern wall and base units, as well as ample room for your dining furniture. The living room is bright and airy, an ideal spot to relax and unwind. French double doors open out to the exterior, offering a seamless flow between indoor and outdoor living.

Heading to the first floor, you'll find two generously sized bedrooms, one of which is enhanced with built-in wardrobes. This floor also features a modern bathroom, complete with a luxurious four-piece suite.

Moving up to the second floor, you'll discover the final bedroom, beautifully appointed with Velux windows that flood the space with natural light. This floor serves as a private retreat, offering the added luxury of a private ensuite, complete with a sleek three-piece suite.

The exterior boasts a secure underground car park and convenient off-road parking, this property offers ultimate ease and accessibility. Step outside to your very own patio seating area, perfect for enjoying a morning coffee or evening breeze. In addition, residents can indulge in the stunning communal grounds, providing a serene and picturesque space to unwind and connect with nature.

Call today to book a viewing!!!





### Entrance Hall

Featuring stunning flooring, a stylish built-in cupboard and a central heating radiator. The large storage cupboard offers ample space and plumbing for a washer/dryer, making it both practical and convenient.

### WC 2'7" x 5'6"

Equipped with a low flush WC and hand wash basin, complemented by a stylish chrome radiator. The space is further enhanced with tiled flooring and walls.

From the hall and WC, doors provide access into;

### Kitchen/Dining Room 16'1" x 10'2"

Boasting elegant matching cabinetry and sleek granite worktops, an inset sink with drainer, and an integrated oven complemented by a gas hob with a stylish chrome hood overhead. The kitchen includes a range of Miele appliances such as, an oven, microwave, dishwasher, fridge and

freezer. There's ample space for dining furniture, while the tiled flooring adds a polished touch. With windows offering a view to the rear elevation, this room seamlessly transitions into the open-plan living area, effortlessly blending spaces for socialising, entertaining, and relaxing.

### Living Room 14'7" x 10'11"

Enhanced by charming flooring and complemented by double french doors that open to the rear, inviting natural light and a seamless connection to the outdoors.

### Landing

Featuring plush carpeted flooring, with doors providing access into;

### Bedroom One 12'6" x 10'1"

Boasting carpeted flooring and a window to the rear elevation, this room is further enhanced by the added convenience of fitted wardrobes, offering both style and storage.



### Bedroom Two 10'0" x 10'10"

Complete with carpeted flooring and a window to the rear elevation.

### Bathroom 9'11" x 6'3"

Complete with a modern four-piece suite, featuring a double walk-in shower, bath, low flush WC, and a hand wash basin. The space is further enhanced by a window to the front elevation.

### Landing

Featuring carpeted flooring and a convenient built-in storage cupboard. Door provides access into;

### Bedroom Three 16'0" x 11'5"

Complete with carpeted flooring and velux windows, allowing in a flood of natural light. This room also benefits from its own private ensuite, offering both convenience and luxury.

### En-suite 11'3" x 6'7"

Appointed with a modern three-piece suite, featuring a walk-in shower, low flush WC, and a hand wash basin. The room is further enhanced by a velux window.

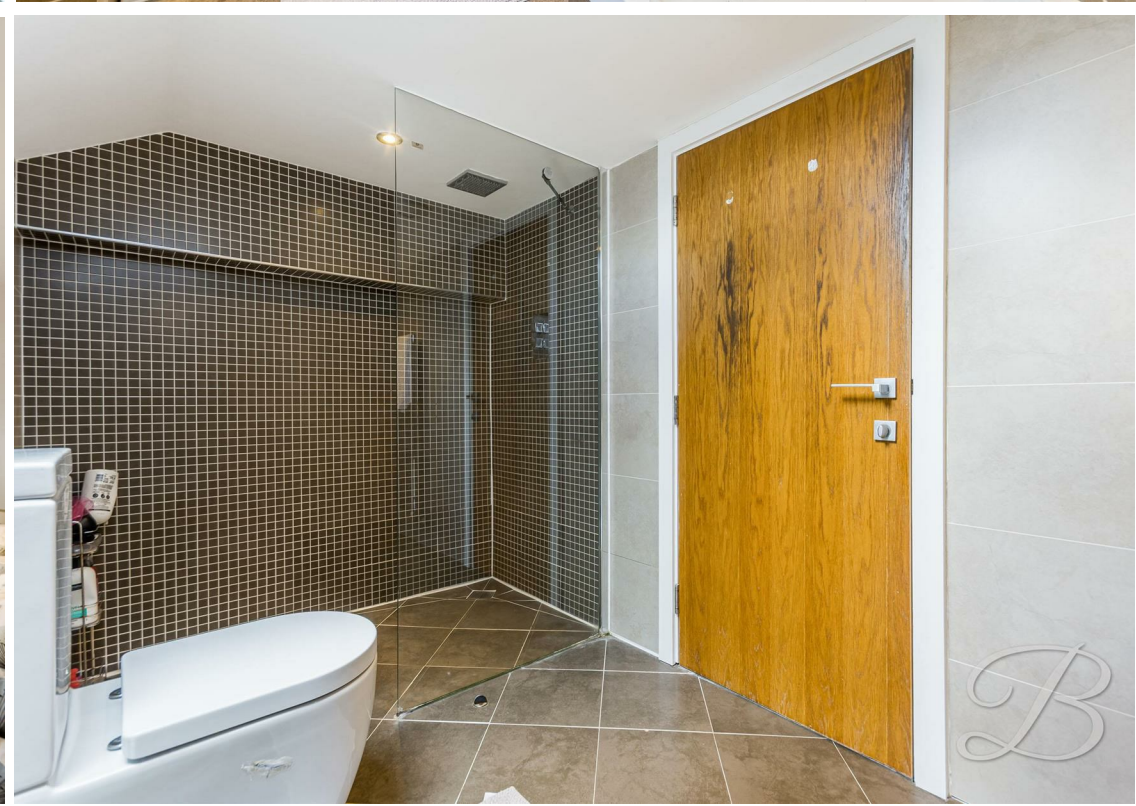
### Outside

Offering a secure underground car park with convenient off-road parking, this property benefits from its own patio seating area. This property also offers beautiful communal grounds.

### Additional information.

This property is a Grade II listed converted stables in the grounds of Berry Hill Hall.



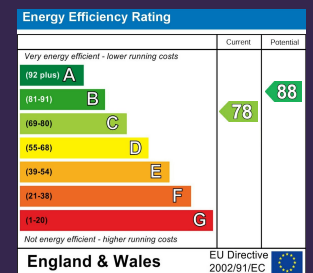




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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