



£135,000 Leasehold

1 CAIRNGORM DRIVE | | MANSFIELD | NG18 4XT

**BuckleyBrown**  
ESTATE AGENTS



THE ONE!... Presenting this immaculate two-bedroom maisonette for sale, situated in the highly desirable area of the Berry Hill Quarry, Mansfield. The property boasts close proximity to public transport links, local amenities, green spaces, and nearby parks. It also benefits from being in a sought-after location with a restaurant and bar nearby. This property is ideal for first-time buyers, couples, and single occupants looking for a home in a fantastic location.

The property comprises a spacious lounge with access to a private garden, a kitchen with matching units and space for a breakfast bar, a modern bathroom with a white suite, and two well-proportioned bedrooms. The first bedroom is a double, complete with built-in wardrobes, while the second is a single room.

One of the unique features of this property is its generous private rear garden. It has been beautifully landscaped with a patio area featuring a pergola, and the rest mainly laid to lawn. Additionally, the property comes with an allocated parking space.

The property is in immaculate condition and ready for new owners to move in and enjoy. This is a rare opportunity to purchase a maisonette in such a sought-after location, with such fantastic unique features.

Don't miss out on the chance to make this your new home!





### Entrance Hall

There is a useful storage cupboard. Doors provide access into;

### Living Room 11'4" x 14'1"

The living room is bright and spacious, with French doors that provide access onto the rear garden for convenience. There is also a useful storage cupboard.

### Kitchen 7'1" x 9'8"

Fitted with a range of wall and base units with sink and drainer set into work surface. Integrated appliances include an electric

oven, and an electric hob with an extractor fan over. There is space and plumbing for a washing machine and further space for a fridge/freezer. With a window to the front elevation.

### Bedroom One 8'3" x 12'4"

With a window to the rear elevation and a central heating radiator. There is also a fitted wardrobe.

### Bedroom Two 7'5" x 8'4"

With a window to the front elevation and a central heating radiator.

### Bathroom 5'6" x 7'10"

The bathroom is fitted with a three-piece suite in white comprising a low level WC, pedestal hand wash basin and a panelled bath with a shower over. With complimentary tiled splash back and a central heating radiator.

### Outside

There is an enclosed rear garden that has been beautifully landscaped with a patio area featuring a pergola, and the rest mainly laid to lawn. Additionally, the property comes with an allocated parking space.





# Ground Floor 60 Sq.m/ 648.18 Sq.ft Approx



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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