



£495,000

FAIRLAWNS | | MANSFIELD | NG18 3EP

**BuckleyBrown**  
ESTATE AGENTS



## YOUR DREAM HOME AWAITS!

This beautifully presented 4/5-bedroom property in Mansfield offers the perfect combination of modern design and family-friendly functionality. From the moment you enter, the spacious entrance hall will immediately make you feel right at home. Let's take a closer look

On the ground floor, you'll find a generously sized living room with a bay window that allows natural light to flood the space. Moving through to the dining room, there's a lovely area to enjoy family meals. The sunlit garden/sun room creates a seamless flow to the outdoors due to its surrounding patio & bi-folding doors, offering a peaceful retreat year-round. The contemporary kitchen is well-equipped with integrated appliances along with a separate utility room. Additional ground-floor features include a convenient downstairs WC, a private study, and a versatile fifth bedroom—perfect for guests, a home office, or a playroom.

Upstairs, the home continues to impress with four spacious bedrooms. Three of these include built-in wardrobes, providing plenty of storage. The master suite boasts its own luxurious en-suite bathroom, while the family bathroom features a neutral four-piece suite, perfect for relaxing after a long day.

Externally, the property is just as impressive, with beautifully landscaped front lawns, a driveway with ample parking, and access to an attached garage. The rear garden offers a large lawn area, a patio seating area and decorative shrubs, all enclosed by a secure fence to ensure privacy.

This exceptional home also comes with planning permission for an additional bedroom above the garage.

Call our team today and make this house your forever home!







## Porch

Windows to the front and rear along with access through to the main entrance hall:

## Entrance Hall

Welcoming hallway with carpeted flooring, housing the stairs to first floor accommodation and further access into;

## Living Room 17'7" x 12'5"

A charming and inviting reception room, featuring a stunning bay window that fills the space with natural light. Complemented by a central heating radiator, a stylish gas fireplace, and carpeted flooring, this room flows seamlessly into the dining area—perfect for both relaxing and entertaining.

## Kitchen 9'10" x 14'5"

The kitchen is stylishly appointed with a range of matching wall and base units topped with complementary work surfaces. It features an inset one and a half bowl sink with a sleek mixer tap, splashback tiles, and twin integrated ovens with a gas hob and extractor hood above. Natural light pours in through two sets of rear-facing windows, enhancing the warmth of the wooden flooring. There's ample room for a dining table, making it an ideal space for everyday meals. Plus, it conveniently leads through to a practical utility room.

## Utility Room

Complete with matching cabinetry and complementary work surface over, inset sink and drainer with mixer tap, space and plumbing for essential appliances and door leading to the rear of the property.

## W/C 3'5" x 6'8"

Complete with a low flush wc set within a vanity unit and a hand wash basin.

## Garden Room/Sun Room 23'8" x 24'2"

This stunning garden room is filled with natural light, thanks to its glass roof and wraparound windows that offer panoramic views of the garden. Thoughtfully designed for comfort, it features electric heaters and a seamless connection to the outdoors with patio doors and elegant bi-folding doors.

## Dining Room 9'10" x 11'8"

A bright and airy space, this lovely room boasts two sets of patio doors that open into the garden/sun room. Finished with a central heating radiator and soft carpeted flooring, there's plenty of room to accommodate your choice of furnishings.



## Study 7'5" x 9'5"

Versatile room with carpeted flooring, central heating radiator, window to the front and access through to an additional living space, making it ideal as a study or snug.

## Office/Study 8'3" x 15'2"

Versatile reception room which could lend itself for use as a bedroom, study, gym or playroom. Fitted with carpeted flooring, central heating radiator and a window to the rear.

## First Floor Landing

Spacious landing with carpeted flooring, multiple storage spaces including a walk-in wardrobe and separate storage cupboard and a window to the front. Leading access into;

## Bedroom One 10'6" x 13'3"

Carpeted flooring, central heating radiator, generous sized built in wardrobes and an en suite facility. Window to the rear elevation.

## En-Suite 3'5" x 8'10"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

## Bedroom Two 10'9" x 11'8"

Carpeted flooring, central heating radiator and a window to the rear elevation.

## Bedroom Three 8'9" x 11'9"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.

## Bedroom Four 8'7" x 9'3"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.

## Bathroom 7'10" x 8'10"

Neutral four piece family suite located off the landing including a hand wash basin, low flush WC, shower and a bath. Window to the rear elevation.

## Garage 8'4" x 16'6"

Single garage accessible from the front elevation fitted with an external door to the rear elevation.

## Outside

Externally, this beautifully maintained home boasts exceptional curb appeal. The front is framed by neatly kept lawned areas, while a private driveway offers ample parking. A pathway guides you to the rear garden. The rear garden is generously sized, with a large lawn area and patio seating area, while decorative shrubs add a touch of colour. The garden is fully enclosed with fencing, providing privacy and a safe space for all to enjoy.

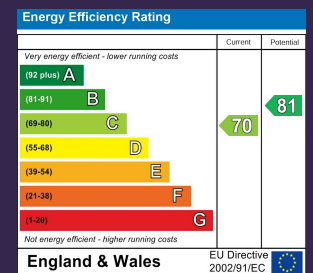






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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