



£495,000

ROBIN DOWN LANE | | MANSFIELD | NG18 4SW

BuckleyBrown
ESTATE AGENTS

STEP INTO YOUR FUTURE HOME!

Located in a popular part of Mansfield, this impressive four-bedroom property offers spacious living with modern fixtures and stylish finishes throughout. Ideal for families or anyone looking for extra space to work from home, the property combines contemporary design with practical everyday living. Let's take a look inside...

Upon entering, you are greeted by a welcoming hallway leading to a bright and airy living room, featuring a charming bay window that allows plenty of natural light to fill the space. To the rear, the heart of the home is the large open-plan kitchen, living, and dining area — perfect for both everyday family life and entertaining guests. The kitchen is fitted with high-end units, essential integrated appliances, and an inset sink with drainer. A centre island adds additional workspace and casual seating. A skylight and two sets of sliding doors open up to the rear garden, creating a wonderful indoor-outdoor flow. Also on the ground floor is a handy utility room complete with a WC, and a versatile office space, ideal for those working remotely.

The first floor offers four generously sized bedrooms, providing ample space for growing families. The main bedroom benefits from a private en suite & a built in wardrobe whilst two others also have the luxury of fitted wardrobes. Just off the landing is a family four piece suite to finish the upper floor!

To the front of the property, there is a paved driveway providing off-street parking. The rear garden is beautifully maintained and offers a lovely outdoor space to relax or entertain, with a patio seating area, neatly kept lawn, decorative shrubs, and a practical garden shed for additional storage.

Early viewing is highly recommended to appreciate everything this fantastic home has to offer!





Entrance Hallway

Spacious entrance with stylish flooring, cupboard under the stairs and further access to;

Living Room 12'11" x 11'10"

Generous sized reception room with a large bay window to the front, allowing a wealth of natural daylight to flow through.

Kitchen/Living/Dining Room 25'9" x 24'10"

This large, modern open-plan kitchen, living, and dining area offers plenty of space for furniture and everyday living. The kitchen features high-end cabinetry, an inset sink with a drainer, all essential appliances, and a central island for extra prep space and seating. A skylight and two sets of sliding doors to the rear garden fill the room with natural light, making it

bright and welcoming. Further access to a convenient utility room.

Utility

Fitted wall and base cabinets, ample worktop space and an inset sink with drainer. Additional space and plumbing for a washing machine and tumble dryer. Further benefits from a low flush WC for added convenience.

Office 8'11" x 13'2"

Versatile space with fitted cupboard, worktops and a window to the front. currently lends itself as a handy at home office but could easily become a playroom, home gym and many more.

Landing

Central landing with leading access into:



Bedroom One 7'6" x 17'9"

Carpeted flooring, central heating radiator, built in wardrobe and access to a private en suite facility. Dual aspect windows to the front and side elevations.

En Suite 7'3" x 4'11"

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

Bedroom Two 12'8" x 11'10"

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

Bedroom Three 10'3" x 10'11"

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

Bedroom Four

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

Bathroom 8'8" x 7'4"

Four piece family bathroom including a hand wash basin, low flush WC, shower and a bath. Window to the rear elevation.

Shed

External building located within the rear garden, perfect for extra storage.

Outside

The front of this property boasts a large paved driveway allowing for multiple vehicles to park off road. To the rear you will find a well established garden which is mainly laid to lawn along with a patio seating area, decorative shrubs and a shed.





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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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