



Offers Over £575,000 Freehold

PARK SIDE THE PARK | | MANSFIELD | NG18 2AT

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ESTATE AGENTS

TRULY UNIQUE!...

Built in 1901, this beautifully presented five-bedroom Edwardian semi-detached home offers a rare combination of timeless architectural character, generous living spaces and expansive grounds.

Upon entering, you're welcomed into a traditional entrance hallway, which sets the tone for the rest of the home. The heart of the property is a well-appointed kitchen featuring matching cabinetry and ample worktop space- This is a perfect space to practise those culinary skills. From here, there is also convenient access to the WC. The living room is both cosy and elegant, centered around a stunning feature fireplace that serves as a charming focal point, creating a warm and inviting atmosphere perfect for relaxing or entertaining. Adjacent to this, the formal dining room offers a second fireplace and opens onto the rear garden through charming double doors, creating a seamless indoor-outdoor flow perfect for entertaining and summer gatherings.

Upstairs, the first floor offers three spacious bedrooms, two of which include feature fireplaces, retaining the home's Edwardian heritage. The family bathroom is fitted with a luxurious four-piece suite, including a freestanding claw-foot bath. The second floor provides two further bedrooms, both benefitting from built in eaves storage. The bathroom includes a tasteful three-piece suite.

The home sits proudly on approximately 3/4 acres of mature, well-maintained grounds. The exterior is just as impressive as the interior, featuring private driveways and garages, offering ample parking and workshop or storage space. Mature trees, established borders, and open lawn areas offer peace, privacy, and a beautiful green outlook from every angle of the home. A delightful summerhouse tucked within the grounds adds further charm and practical use.

This is a rare opportunity to own a distinctive Edwardian home that has been lovingly maintained and thoughtfully enhanced over time. Call today to arrange a viewing!!!





Entrance Hall

A welcoming space with traditional flooring, built-in storage cupboards, stairs to the first floor, and doors leading into;

Kitchen 11'10" x 12'2"

Fitted with matching cabinetry and ample worktop space, the kitchen features a Belfast sink with drainer, a decorative tiled splash-back, and a window to the side elevation. Includes access to the WC.

WC 2'11" x 4'10"

With a low flush WC and hand wash basin. With a window to the side elevation.

Living Room 14'11" x 17'10"

A bright and spacious room featuring a charming fireplace, with windows to the rear and side elevations providing plenty of natural light.

Dining Room 14'11" x 17'3"

A stylish space with a feature fireplace and double doors opening onto the garden, perfect for both everyday dining and entertaining.

Landing

Surrounding doors provide access into;

Bedroom One 14'11" x 17'8"

With a feature fireplace, central heating radiator and windows to the rear and side elevation.

Bedroom Two 14'11" x 17'4"

With a feature fireplace, central heating radiator and windows to the rear elevation.

Bedroom Three 6'11" x 8'0"

With a feature fireplace, central heating radiator and a window to the rear elevation.

Bathroom 8'0" x 12'3"

Complete with a traditional four piece suite including a free standing claw foot bathtub, walk



in shower, low flush WC and a hand wash basin. With a window to the side elevation.

Landing

Surrounding doors provide access into;

Bedroom Four 12'3" x 14'10"

With a central heating radiator, built in eaves storage and a window to the side elevation.

Bedroom Five 12'3" x 14'11"

With a central heating radiator, built in eaves storage and a window to the side elevation.

Bathroom 6'10" x 7'10"

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

Outside

Set on approximately 3/4 acres, the property boasts two driveways, three garages, and extensive grounds with mature trees. A summerhouse adds charm and versatility to the spacious outdoor setting.

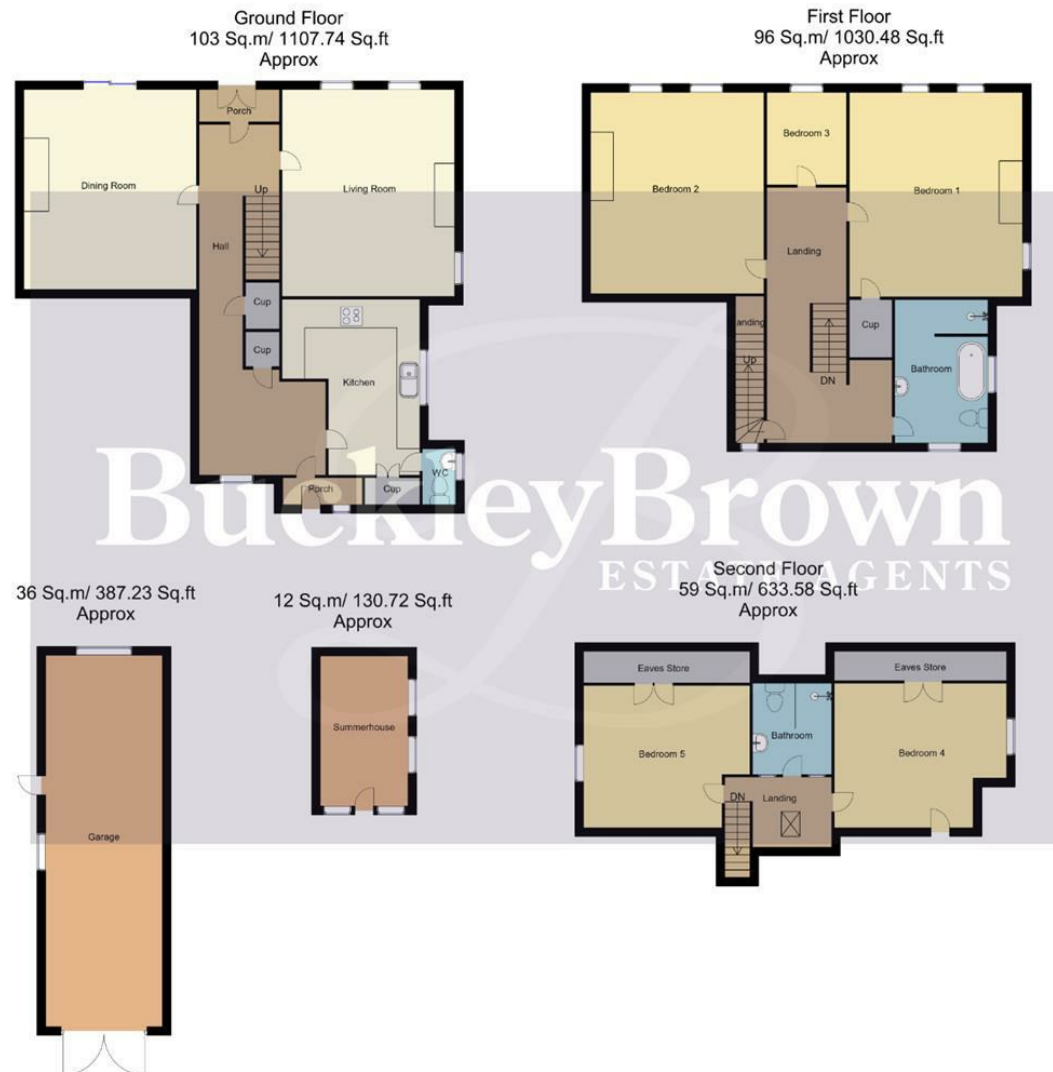
Summer house 7'7" x 12'11"

A charming and versatile outbuilding, ideal for relaxing, entertaining, or use as a home office or studio, set within the grounds and surrounded by mature landscaping.

Garage 10'1" x 32'1"

A spacious and secure garage, ideal for vehicle storage, workshop use, or additional storage needs.





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. 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) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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