



£395,000 Freehold

355 EAKRING ROAD | | MANSFIELD | NG18 3EL

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ESTATE AGENTS



## FAMILY FAVOURITE!...

Nestled in a desirable part of Mansfield, this beautifully presented four-bedroom detached property offers the perfect blend of style, space, and comfort—ideal for modern family living. Let's take a look inside...

Step inside and be welcomed by a spacious and contemporary open-plan kitchen, living, and dining area—truly the heart of the home. Fully equipped with all essential appliances and a breakfast bar. Designed for both everyday living and entertaining, this light-filled space features sleek finishes and a seamless flow to the garden thanks to its bi-folding doors! A separate living room provides a cosy retreat, while a handy utility room and convenient downstairs WC add to the home's practicality.

Upstairs, four generously sized bedrooms await, two of which enjoy their own private en-suites. The luxurious master suite boasts a walk-in wardrobe, offering both comfort and functionality. A stylish family bathroom completes the first floor, accessed via a central landing.

Outside, the home continues to impress with a private driveway, ample off-road parking, a garage and store room. The rear garden is thoughtfully designed for low-maintenance enjoyment, featuring a raised artificial lawn, patio seating area, and secure fencing—ideal for relaxing or entertaining guests.

This is a truly move-in ready home that ticks every box—early viewing is highly recommended!





### Lounge/Kitchen/Dining Room 36'7" x 11'9"

This spacious open-plan lounge/kitchen/dining room features a high-end kitchen with gloss cabinets, a double sink, integrated appliances, and a breakfast bar. There's ample room for your choice of furnishings, with bi-folding doors leading out to the rear garden for seamless indoor-outdoor living. A handy utility room offers additional storage and convenience.

### Utility 8'3" x 8'8"

Complete with wall and base cabinets, ample worktop space and an inset sink with drainer. Additional space and plumbing for a washing machine and tumble dryer. External door to the side elevation. Access to the interconnecting garages.

### Living Room 11'8" x 16'9"

Generous sized reception room offering a private space to relax with a modern feature fireplace and a bay window to the front, allowing a wealth of natural daylight to flow through.

### WC 3'3" x 5'6"

Fitted with a low flush WC, hand wash basin and a window to the front.

### Landing

Central carpeted landing with a glass banister, built in cupboard and leading access into;

### Bedroom One 13'0" x 16'2"

Carpeted flooring, central heating radiator, walk in wardrobe area and en suite. Window to the front elevation.



### En Suite 7'8" x 8'3"

Modern three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the front elevation.

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

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

### En Suite 6'5" x 8'5"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the rear elevation.

### Bedroom Three 11'0" x 11'2"

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

### Bedroom Four 10'1" x 12'4"

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

### Bathroom 6'9" x 8'5"

Family bathroom consisting of a hand wash basin, low flush WC and a bath. Window to the rear elevation.

### Store/Garage 7'7" x 8'0"/7'7" x 15'5"

Both accessible from electric doors to the front and interconnecting. The store room has a door leading into the utility.

### Outside

Decorative frontage with a private paved driveway and access to a store room and garage. The rear garden has been beautifully presented with a raised artificial lawn, raised flower beds, patio seating area and fence surround.





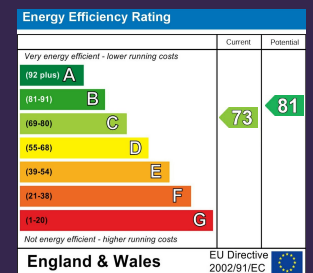




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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





355 EAKRING ROAD  
MANSFIELD  
NOTTINGHAMSHIRE  
NG18 3EL



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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