



Offers In The Region Of £265,000 Freehold

18 MILLRISE ROAD | | MANSFIELD | NG18 4YP

BuckleyBrown
ESTATE AGENTS

YOUR NEXT MOVE!...

This neutrally presented and well-maintained family home offers spacious and versatile accommodation throughout, ideal for modern living. Situated in a sought-after area of Mansfield, the property features three generous bedrooms, two bathrooms, and a stunning rear garden. Want more detail? Keep reading...

The ground floor boasts a flexible dining room that could easily serve as a home office, playroom, or additional living space. A bright and spacious living room opens through to a conservatory, creating a seamless flow and providing plenty of natural light. Complemented by handy patio doors opening to the garden! The fully equipped kitchen offers ample storage and workspace, perfect for everyday cooking and entertaining.

Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with an en suite shower room. A family bathroom is conveniently located off the landing.

Externally, the property benefits from a private driveway and a garage to the front, while the rear garden is beautifully maintained, featuring a patio seating area, a well-kept lawn, and a secure fence surround – ideal for family life and outdoor enjoyment all year round.

Call now to arrange a viewing!





Porch

With access through to the main hallway.

Hallway

With a fitted cupboard under the stairs and further access to;

Dining Room 8'2" x 9'4"

Versatile carpeted room with a window to the front elevation.

Living Room 10'4" x 16'11"

Spacious reception room with a feature fireplace, window to the front and sliding doors opening to the rear conservatory.

Conservatory 9'3" x 9'10"

Light and airy conservatory with surrounding windows and patio doors opening to the side.

Kitchen 8'8" x 9'4"

Complete with a range of matching cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Window and an external door to the rear elevation.

WC 2'11" x 5'10"

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

Landing

Fitted cupboard, window to the rear and further access to;

Bedroom One 9'7" x 14'8"

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



En Suite 4'3" x 9'7"

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

Bedroom Two 9'6" x 10'8"

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

Bedroom Three 7'2" x 10'8"

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

Bathroom 6'3" x 6'5"

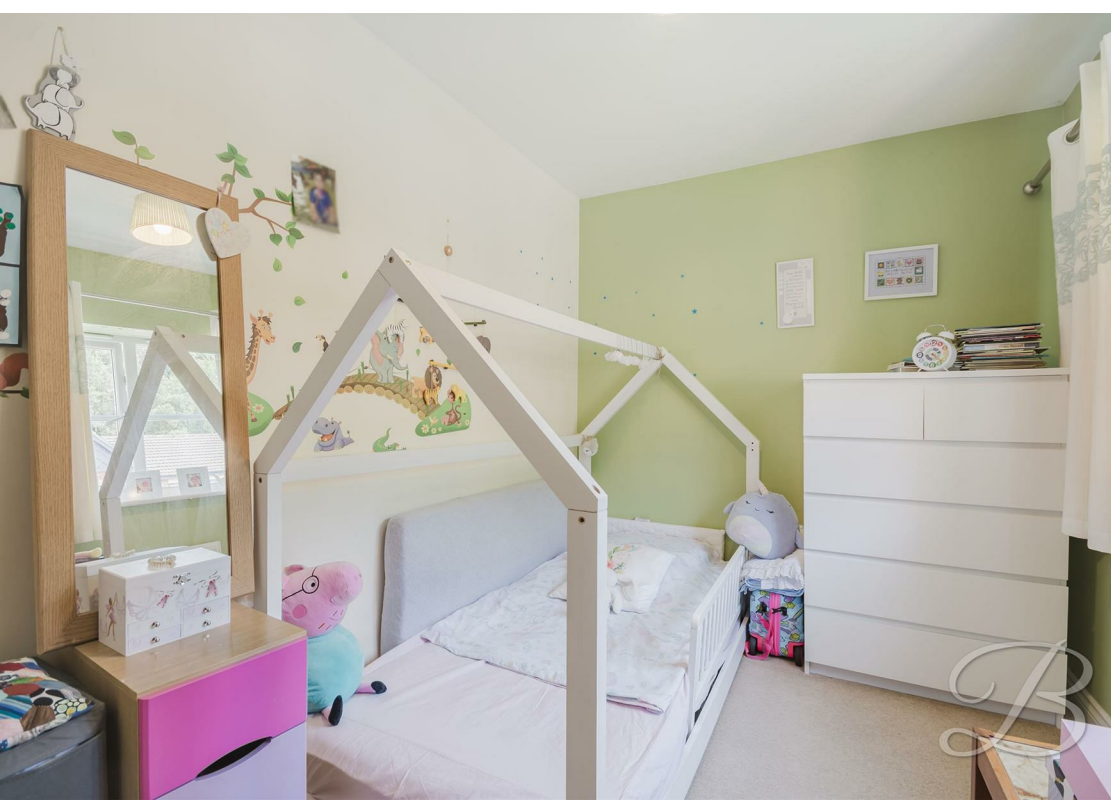
Three piece suite including a hand wash basin, low flush WC and a bath. Fitted with a window to the front elevation.

Garage 8'5" x 17'5"

Accessible from the front elevation with an external door opening to the side elevation.

Outside

The front of this property provides you with a low maintenance lawn and hedging, private driveway and a garage. The rear garden offers an enclosed sun trap with a patio seating area, lawn, mature shrubs and fence surround.

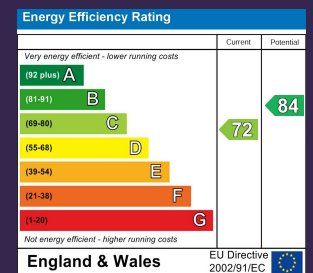




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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



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