



Price Guide £625,000 Freehold

1 MAYFLOWER COURT | | MANSFIELD | NG18 5AY

**BuckleyBrown**  
ESTATE AGENTS



GUIDE PRICE - £625,000 - £650,000

Step inside this impressive five-bedroom detached home, perfectly positioned in Mansfield close to excellent local amenities, reputable schools, and convenient transport links. Set on a generous plot, this modern, move-in ready residence offers an exceptional blend of space, style, and versatility—ideal for growing families or anyone seeking a comfortable, contemporary lifestyle.

The welcoming entrance hall leads you to the heart of the home—a spectacular open-plan kitchen, dining, and living space designed for everyday living and entertaining. The kitchen features a central island and ample work surfaces, providing a perfect hub for family meals and social gatherings. Natural light floods the dining and living areas, which seamlessly connect and open directly onto the garden, creating a bright, airy, and inviting atmosphere. Beyond this, a separate dining room with a charming bay window offers an elegant space for formal meals. The separate living room boasts a striking exposed brick feature fireplace, adding character and warmth, while a further lounge provides versatile space to unwind or entertain guests. A practical ground-floor WC completes this level.

Upstairs, five well-proportioned bedrooms await, with the master and second bedrooms each enjoying fitted wardrobes and private en-suite bathrooms—offering a touch of luxury and privacy. The remaining bedrooms are spacious and adaptable, all served by a contemporary family bathroom, ensuring comfort and convenience.

Outside, the property impresses with a large gated entrance leading to a driveway and a triple garage, bordered by a neat laid lawn and mature shrubbery. The beautifully landscaped rear garden is a private sanctuary, featuring extensive patio seating areas, a laid lawn, and is enclosed by fencing with mature trees and shrubbery, perfect for outdoor relaxation and entertaining.

Call today to arrange a viewing!!!





### Entrance Hall

The bright porch with front-facing windows opens into the spacious entrance hallway, featuring laminate flooring, stairs to the first floor, and doors leading to the main living areas.

### Kitchen/ dining room 25'1" x 16'4"

The stunning open-plan kitchen, dining, and living area has been designed for modern family living. The kitchen features stylish matching cabinetry, generous worktop space, integrated eye-level double oven, gas hob with hood over and a central island with wine cooler. This space

flows effortlessly into a cosy living area with space for a sofa, while the dining space is filled with natural light from Velux windows, surrounding glazing, and double doors that open out to the garden—perfect for both everyday living and entertaining.

### Dining Room 13'10" x 10'11"

The dining room features cosy carpeted flooring and a charming bay window to the front elevation, allowing for plenty of natural light and a welcoming atmosphere.

### Living Room 12'11" x 21'5"

The living room offers a warm and inviting space with soft carpeted flooring, a striking



exposed brick feature fireplace, and double doors that open out to the garden, creating a perfect blend of comfort and indoor-outdoor living.

### Lounge 10'4" x 12'3"

The lounge features comfortable carpeted flooring and a front-facing window that fills the space with natural light, offering a cosy spot to relax.

### WC

The WC is fitted with a low flush toilet and a hand wash basin, offering a convenient and functional space.

### Landing

The landing features carpeted flooring, a built-in storage cupboard, and provides access to the surrounding rooms.

### Bedroom One 13'1" x 13'1"

This bedroom offers carpeted flooring, a rear-facing window, fitted wardrobes for ample storage, and the added benefit of a private en-suite.

### En-suite 7'8" x 10'8"

The en-suite boasts a stylish four-piece suite, featuring a freestanding claw-foot bath, a walk-in shower, low flush WC, and hand wash basin, all complemented by a





window to the rear elevation for natural light.

#### Bedroom Two 11'7" x 12'2"

This bedroom features carpeted flooring, a front-facing window, fitted wardrobes for ample storage, and a private en-suite bathroom.

#### En-suite 8'10" x 7'1"

The en-suite includes a three-piece suite with a shower, low flush WC, and hand wash basin, complemented by a window to the side elevation for natural light.

#### Bedroom Three 14'2" x 10'3"

This bedroom features carpeted flooring, a fitted wardrobe for storage, and windows to the front elevation, providing ample natural light.

#### Bedroom Four 9'4" x 13'3"

This bedroom offers carpeted flooring and a window to the rear elevation

#### Bedroom Five 9'5" x 10'3"

This bedroom offers carpeted flooring and a window to the front elevation.

#### Shower Room 8'5" x 10'8"

The shower room features a modern three-piece suite, including a walk-in shower, low flush WC, and hand wash basin, with a window to the rear elevation providing natural light.

#### Outside

Set on a large plot, the property features a spacious gated entrance leading to a driveway and a large double garage, bordered by a laid lawn and mature

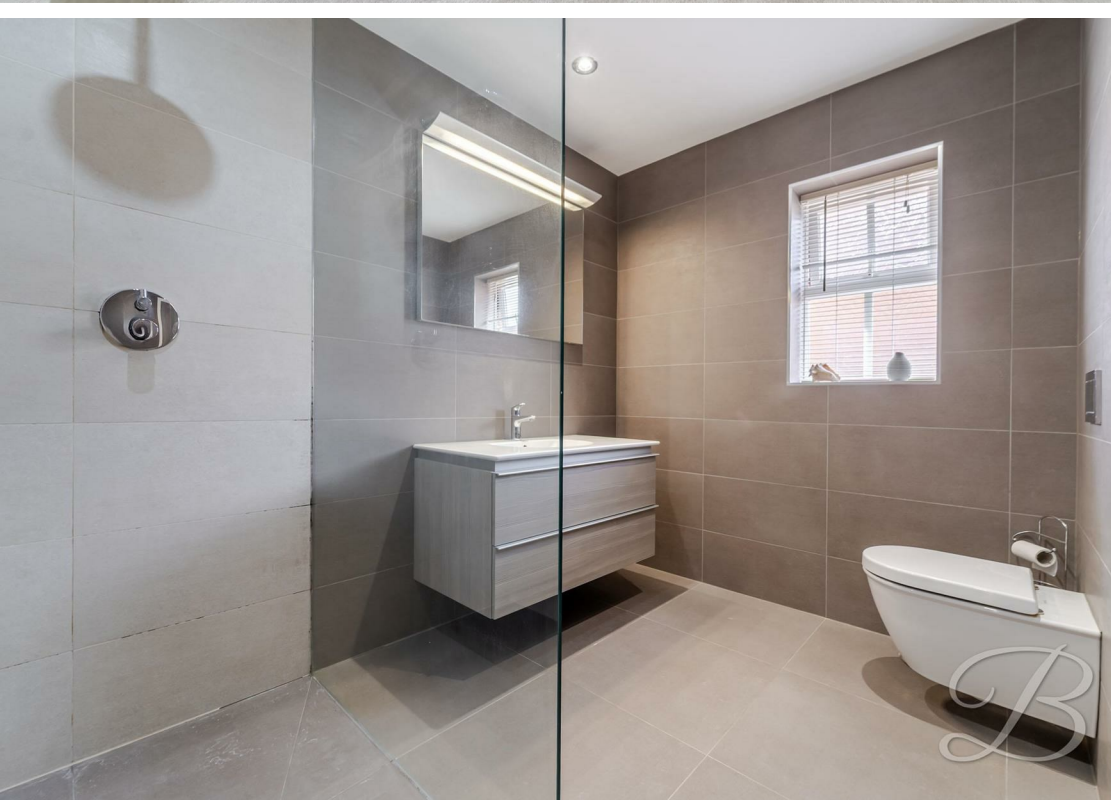


shrubbery. The rear garden is generously sized and beautifully landscaped, offering multiple patio seating areas, a laid lawn, and is enclosed by fencing with mature trees and shrubbery for privacy.

#### Garage 30'1" x 17'10"

A spacious triple garage with convenient access from both the front and side elevations, offering ample room for vehicles and storage.













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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            | 55      | 63        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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