



Offers Over £372,000 Freehold

22 SATURN ROAD | | MANSFIELD | NG18 6AY

**BuckleyBrown**  
ESTATE AGENTS



## NO UPWARDS CHAIN!

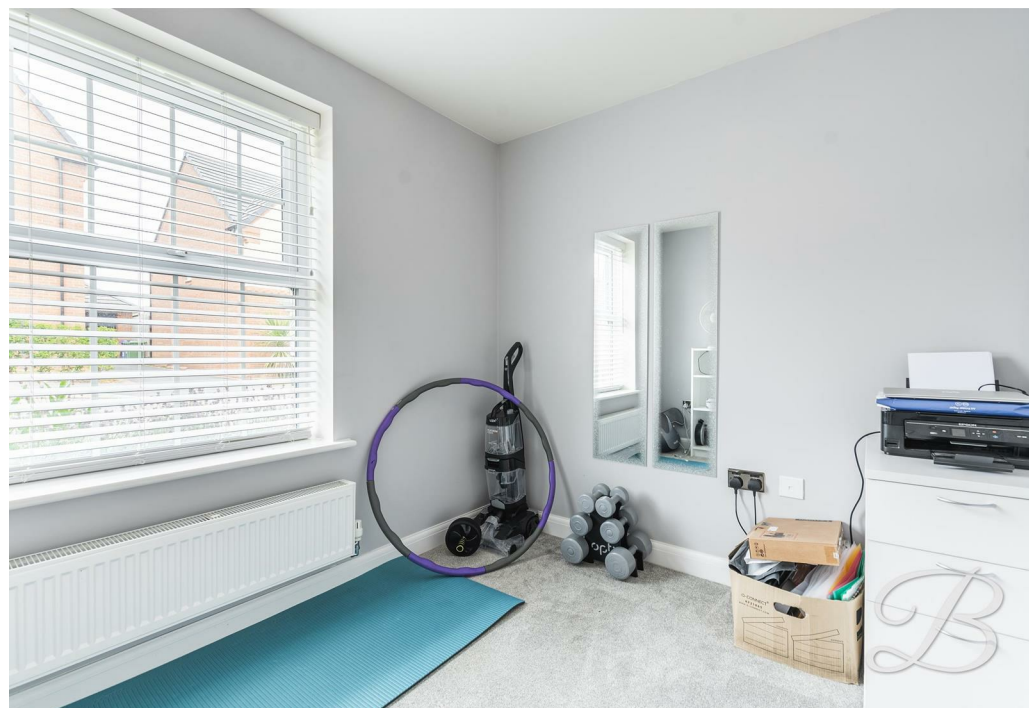
This stunning four-bedroom detached property stands proudly in a sought-after area of Mansfield and has been lovingly maintained and stylishly decorated throughout by its current owners. Offering spacious, versatile living, this home is perfect for modern family life. Let's take a look inside...

Step inside to be welcomed by an inviting entrance hallway, leading to a bright and airy living room featuring a charming bay window. At the heart of the home lies an impressive open-plan kitchen/dining/living area, complete with essential appliances, a box window and patio doors that open out to the rear garden – perfect for entertaining or everyday family living. A separate utility room, a versatile office space (ideal for remote working or playroom), and a convenient WC complete the ground floor.

Upstairs, you'll find four generously sized bedrooms, three of which benefit from built-in wardrobes. The master bedroom boasts a modern en suite, while the family bathroom is accessed directly from the landing.

Outside, the home continues to impress. The front garden features artificial lawn either side of a welcoming pathway, flanked by decorative planters, adding curb appeal. To the side, a private driveway leads to a detached garage, offering secure off-road parking. The rear garden is a beautifully kept space with a well-maintained lawn, patio seating area, a decorative gravel section, and full fence surround – providing both privacy and a safe place for children or pets to play.

A truly fantastic home both inside and out – early viewing is highly recommended!





#### Hall

Entrance hallway with a fitted storage cupboard and further access to;

#### Living Room

Carpeted reception room with a central heating radiator and a bay window to the front elevation, allowing a wealth of natural daylight to flow through.

#### Kitchen

Complete with a range of matching gloss wall and base cabinets, inset sink with drainer, integrated appliances and a breakfast bar feature. Additional fitted cupboards and access to a handy utility room. Window fitted to the rear elevation.

#### Utility

Fitted with wall and base cabinetry, worktops and further space and plumbing for a washing machine and tumble dryer. fitted with a convenient external door to the side elevation.

#### Dining/Living Area 8'7" x 17'8"

Open plan to the kitchen and living area, with ample furniture space and floor to ceiling box windows to the rear along with patio doors opening onto the rear garden. The living area offers ample space for your desired furnishings and a window fitted to the rear elevation.

#### Office 7'9" x 9'1"

Versatile reception with a window to the front elevation. Currently lends itself as an office/home gym.

#### WC 3'3" x 5'0"

Fitted with a low flush WC and a hand wash basin.

#### Landing

Central carpeted flooring with a built in cupboard and further access to;

#### Bedroom One 10'10" x 12'5"

Carpeted flooring, central heating radiator, built



in wardrobes and an en suite. Dual aspect windows to the front and side elevation.

#### En Suite 4'3" x 5'10"

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

#### Bedroom Two 10'2" x 10'8"

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

#### Bedroom Three 10'2" x 11'2"

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

#### Bedroom Four 8'11" x 10'9"

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

#### Bathroom 5'6" x 6'11"

Three piece suite comprising of a hand wash

basin, low flush WC and a bath with an overhead shower. Window to the rear elevation.

#### Garage 10'11" x 20'8"

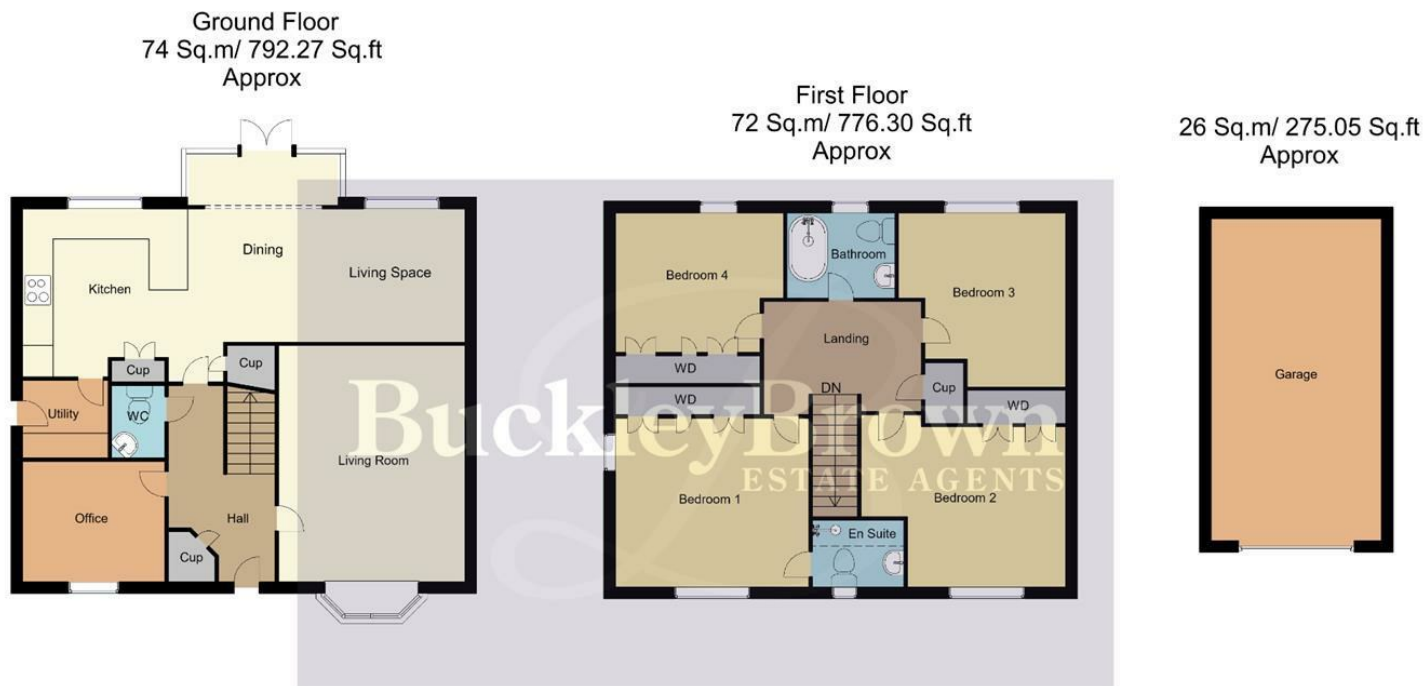
Single garage accessible from the front elevation.

#### Outside

Standing proud with artificial lawn either side of the pathway leading up to the front door along with decorative planters. Alongside you will find a private driveway and a garage for secure off road parking. The rear garden boasts a well maintained lawn, patio seating area, gravel space 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.

CC Ltd ©2018

**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>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



22 SATURN ROAD  
MANSFIELD  
NG18 6AY



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**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.

**BuckleyBrown**  
ESTATE AGENTS