



Guide Price £325,000 Freehold

4 HEXHAM CLOSE | | MANSFIELD | NG18 3GR

**BuckleyBrown**  
ESTATE AGENTS



**\*\*GUIDE PRICE £325,000-£335,000\*\***

**STANDING PROUD!...** Nestled at the end of a quiet cul-de-sac, this beautifully maintained four bedroom detached home immediately welcomes you with its charm. From the moment you step inside, you'll notice how thoughtfully the current owners have cared for every corner, creating a modern, inviting space filled with natural light and warmth. Let me show you what there is on offer...

The ground floor is designed for both comfort and connection. A bright living room beckons you to relax, flowing seamlessly into a dining area that's perfect for family gatherings. Beyond, the conservatory opens through patio doors onto the rear garden, where sunlight floods the space and creates a tranquil indoor-outdoor experience. The kitchen/diner is the heart of the home, equipped with a stylish breakfast bar and plenty of room for cooking, dining, and entertaining. A handy downstairs WC and a flexible bedroom complete the ground floor—ideal as an office, guest room, or play area if necessary.

Upstairs, three generously sized bedrooms offer serene retreats, with the master featuring a private en suite. A modern family bathroom serves the other rooms, blending style with functionality.

Outside, the front of the property presents a neatly kept lawn, a private driveway, and an attached garage. Step into the rear garden, and you'll find a beautifully landscaped haven, with both gravel and patio areas perfect for alfresco dining, relaxing with a book, or enjoying time with family. Decorative shrubs and a secure fence surround creating a sense of privacy and calm, completing this picturesque home.

Every space in this home feels welcoming, every detail meticulously considered, and every corner ready to become part of your story. A home that doesn't just exist—it stands proud.

Call now to arrange a viewing!





### Entrance Hall

Hallway providing direct access into;

### Living Room 12'5" x 14'9"

A wonderfully bright sitting room with laminate flooring, central heating radiator, and a front-facing double-glazed window. The space opens seamlessly into the dining room.

### Dining Room 8'0" x 11'5"

Flowing from the living room, a versatile dining area features continued laminate flooring, a radiator, and access to the conservatory.

### Conservatory 8'0" x 8'10"

A bright and airy conservatory featuring wraparound windows and patio doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. This versatile space can be tailored to suit your lifestyle—whether as a relaxing sunroom, a dining area, or a stylish home office.

### Kitchen/Diner 16'3" x 11'5"

Stylishly appointed with a range of high-end gloss wall and base cabinets, this modern kitchen also features an inset sink with drainer, integrated appliances, and a handy breakfast bar—ideal for casual dining or entertaining. From here, there is access to a convenient downstairs WC and an external door leading out to the rear elevation. A practical under-stairs storage cupboard provides additional space, keeping the home both functional and clutter-free.

### WC

Convenient ground floor WC including a hand wash basin, towel rail, w.c and a double glazed window to the side elevation.

### Bedroom One 11'8" x 21'2"

Located on the ground floor and accessed via the dining room, this versatile space features laminate flooring, a central heating radiator, and a front-facing double-glazed window. While perfectly suited as a comfortable bedroom, the



room also offers excellent potential to be used as a playroom, home gym, office, or hobby room.

### First Floor Landing

With leading access into;

### Bedroom Two 8'5" x 11'10"

Fitted with laminate flooring, built in wardrobes, central heating radiator, double glazed window to the rear elevation and an en suite.

### En Suite 6'7" x 4'5"

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

### Bedroom Three 9'1" x 9'4"

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

### Bedroom Four 6'9" x 8'7"

Laminate flooring, built in wardrobes, central

heating radiator, and a double glazed window to the rear elevation.

### Bathroom 6'3" x 7'9"

Family bathroom comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the front elevation.

### Garage

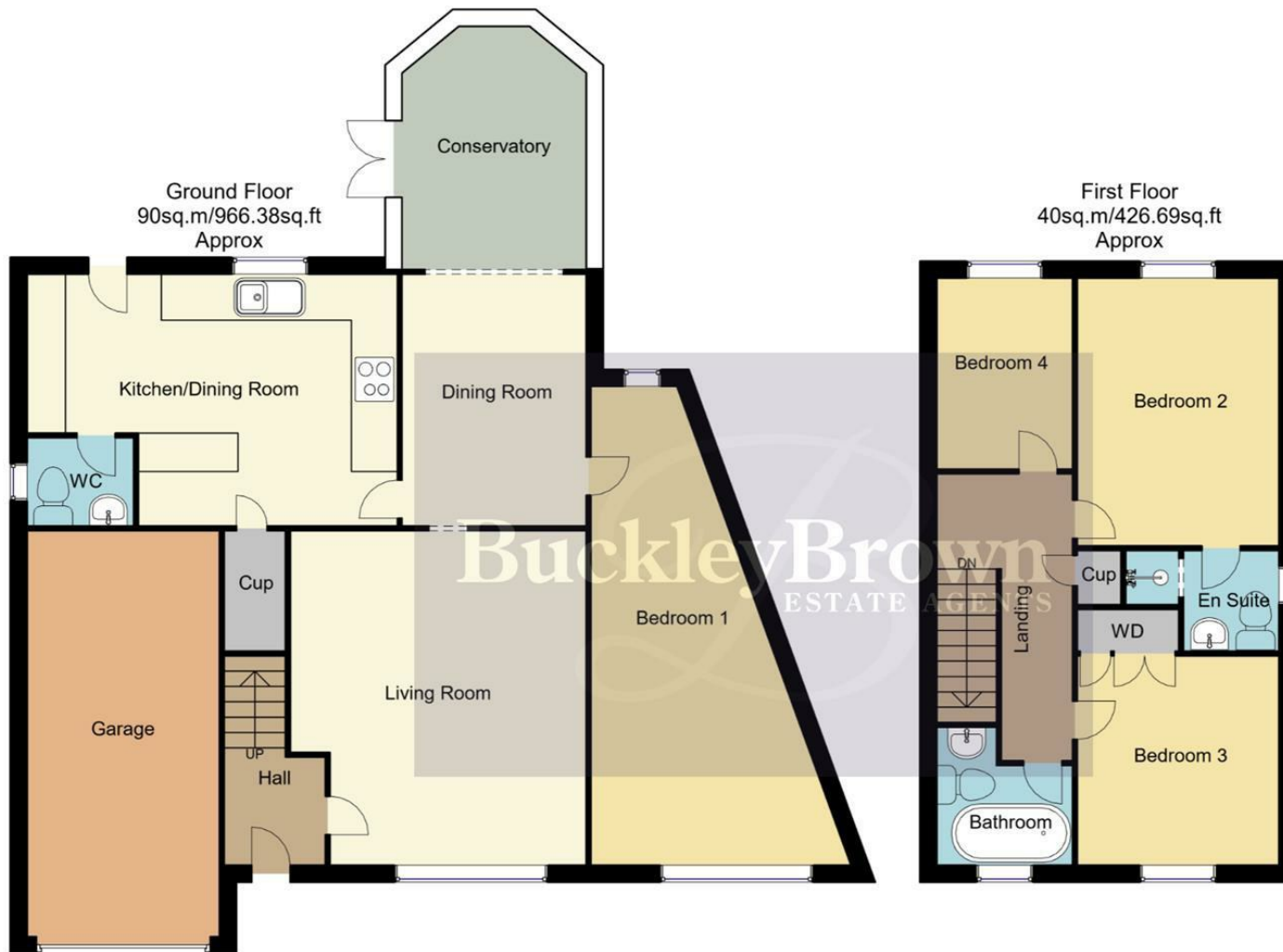
Single garage accessible from the front elevation.

### Outside

The front of the property boasts a neatly maintained lawn, a private driveway, and an attached garage providing valuable off-road parking. To the rear, the beautifully landscaped garden offers a perfect balance of style and functionality, featuring gravel and patio seating areas ideal for outdoor dining or relaxation. Decorative shrubs add charm and character, while the secure fence surround ensures both privacy and peace of mind.







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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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>		
(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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