



Guide Price £325,000 Freehold

11 WASHINGTON DRIVE | | MANSFIELD | NG18 5GP

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE OF £325,000 - £335,000

A LIFESTYLE TO LOVE!...

Welcome to this impressive four-bedroom detached family home, perfectly located in Mansfield close to excellent local amenities, schools, and transport links. This property combines space, style, and functionality, making it ideal for modern family living.

On entering, you are greeted by a spacious and welcoming hallway that sets the tone for the rest of the home. The kitchen is a true hub of the house, featuring contemporary units, sleek surfaces, and plinth lighting that adds a modern touch and ambient glow. This is a perfect space for cooking and baking. The living room is a warm and inviting space, featuring a charming feature fireplace. Its generous proportions allow for both comfortable seating and entertaining, while the open-plan design seamlessly connects it to the dining area, creating a great space for family gatherings or dinner parties. The dining room benefits from double doors that open directly onto the garden, filling the space with natural light and providing a seamless connection to outdoor living. A versatile reception room, currently used as a second lounge, provides flexible space that could serve as a home office, playroom or additional living area. Completing the ground floor is a convenient WC.

Upstairs, the property offers four generously sized bedrooms. The master bedroom is a spacious retreat, complete with a modern en-suite, offering privacy and convenience. Bedrooms one and two both feature fitted wardrobes, providing excellent storage. Completing the first floor is a well-appointed family bathroom.

Externally, the property offers a private driveway with secure off-street parking and gated side access. The rear garden is beautifully landscaped, designed as an extension of the home and perfect for indoor-outdoor living. Tiered decking, mature shrubs, and inviting patio areas provide ideal spaces for relaxing, entertaining, and alfresco dining.

Call to view!!





Entrance Hallway

Spacious hallway with access to;

Reception Room 7'8" x 16'11"

Carpeted reception room with central heating and a window to the front elevation.

Kitchen 8'6" x 11'11"

This stylish kitchen features modern, high-gloss cabinets in a neutral tone paired with sleek worktops. Integrated appliances include a double oven, a wine fridge, and a microwave, with ample storage and under-cabinet lighting. A large window above the sink lets in plenty of natural light, contributing to the room's bright and airy feel.

Living Room 11'8" x 13'3"

The living room is a spacious and cosy area with carpeted flooring and patterned wallpaper creating a welcoming atmosphere, enhanced by natural light from the window. Not to mention the feature fireplace for a touch of character.

Dining Room 9'4" x 10'2"

An inviting dining room featuring modern flooring, ample furniture space and patio doors opening to the rear elevation.

WC 4'8" x 6'0"

Fitted with a hand wash basin, low flush WC, storage cupboard and a window to the side.

Landing

Carpeted living room with a window to the side, storage cupboard and further access to;

Bedroom One 10'10" x 14'8"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and windows to the front elevation.

En Suite 6'4" x 7'7"

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



Bedroom Two 9'2" x 10'5"

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

Bedroom Three 6'5" x 10'4"

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

Bedroom Four 6'5" x 6'6"

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

Bathroom 5'2" x 8'6"

The bathroom is finished with modern tiling in warm earthy tones and features a white suite comprising of a bath, hand wash basin and low flush WC. Window to the side.

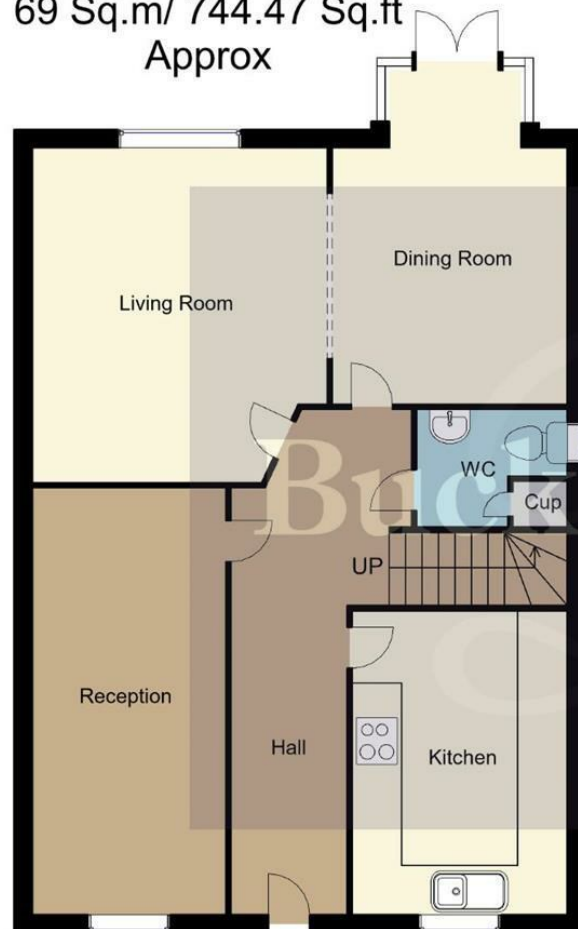
Outside

The front exterior of the property is both practical and welcoming, with a private driveway providing secure off-street parking and gated access leading down both sides of the home.

Stepping through the rear doors, the garden feels like a natural extension of the living space — perfect for modern family life. Beautifully maintained, it features tiered decking areas designed for both relaxing and entertaining, whether it's a quiet morning coffee or a lively summer gathering. Mature shrubs and established plants provide colour, privacy, and charm throughout the seasons, while a well-positioned patio area creates the ideal spot for alfresco dining. With its thoughtful layout and inviting atmosphere, this garden offers a private outdoor retreat that truly complements the home.



Ground Floor
69 Sq.m/ 744.47 Sq.ft
Approx



First Floor
60 Sq.m/ 643.00 Sq.ft
Approx



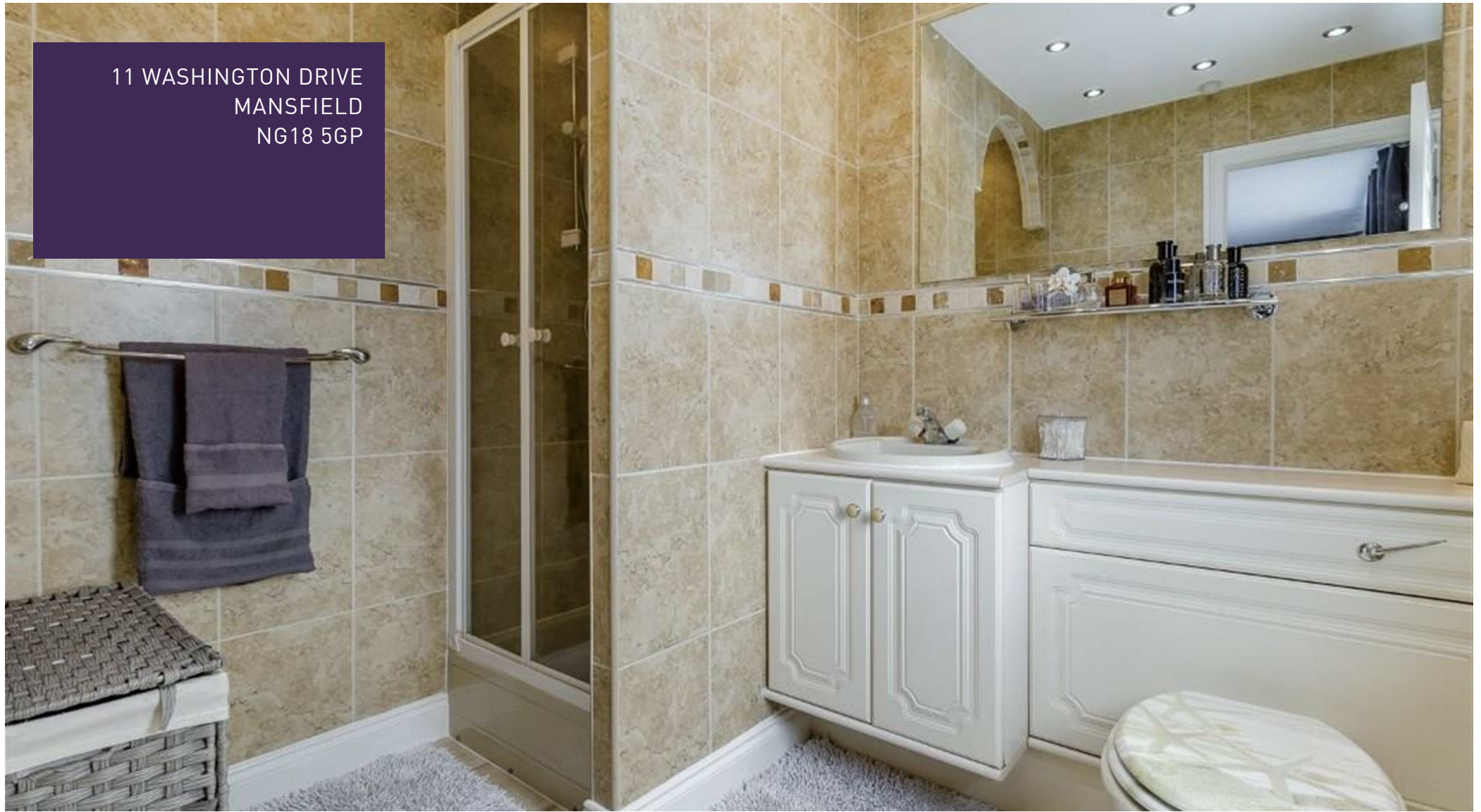
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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) A		8	
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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