



NOTTINGHAM ROAD | MANSFIELD | NG18 4AA

**BuckleyBrown**  
ESTATE AGENTS



DREAM HOME!.. Prepare to be blown away by this incredible four-bedroom family home, located in none other than the terrific and highly regarded area of Berry Hill. Beautifully spacious and modern throughout, this detached property oozes style inside and out, and provides the most perfect accommodation for families to make memories for years to come.

From the moment you step inside this stunning property, you will be head over heels! The ground floor hosts a fabulous lounge that is most comfortable and offers a wealth of natural light that flows through the space wonderfully. The kitchen/diner is just next door and can only be described as magnificent! Boasting an extensive range of modern wall and base units, along with high-specification integrated appliances and ample worktop space, this really is an excellent setting for entertaining guests, and showing off your culinary skills. There's also stylish downlights and bi-fold doors that lead outside. What more could you ask for? In addition to this, the property benefits from a handy cellar/basement, allowing a great amount of storage space.

Moving further, you will find three of the bedrooms, all of which are well-proportioned and offer lots of space and flexibility to add your own stamp. Completing the floor is a stylish shower room that is beautifully presented with a modern suite in white.

The first floor hosts the master bedroom, and this presents an abundance of space, along with a walk-in wardrobe and private ensuite facility for that added touch of luxury.

You will only continue to be impressed as you step outside the property. You are firstly greeted by a generous driveway, allowing space for ample off-road parking. This leads to the detached, two-storey double garage that is positioned to the rear, and this benefits from its own shower room! You'll also find lawns to both the front and rear elevation, with the rear also benefitting from a decked seating area perfect for alfresco dining!





### Porch

With access into;

### Entrance Hall

With central heating radiator, stairs leading up to the first floor, window to the front elevation and access into;

### Lounge

With feature fireplace, three central heating radiators, multiple windows to the side elevation and a bay window to the front elevation.

### Kitchen/Diner

Complete with an extensive range of modern wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated electric double oven,

microwave, gas hob with extractor fan above, dishwasher, washing machine and fridge-freezer. With a central island, ample dining space, two central heating radiators, downlights, tiled flooring, windows to the side and rear elevation and bi-fold doors that lead out to the rear garden.

### Shower Room

Complete with a modern three piece suite comprising of a walk-in shower cubicle, low flush WC and vanity hand wash basin. With chrome heated towel rail, tiling to both the floor and walls, and an opaque window to the rear elevation.

### Bedroom Two

With a central heating radiator and bay window to the front elevation.

### Bedroom Three

With a central heating radiator and window to the rear elevation.

### Bedroom Four

With a central heating radiator and window to the rear elevation.

### WC

Complete with a low flush WC.

### Landing

With central heating radiator, eaves storage and access into;

### Master Bedroom

With central heating radiator, downlights and window to the front elevation. With access to a walk-in wardrobe/dressing area and private ensuite facility.

### Ensuite

Complete with a walk-in shower cubicle, low flush WC, hand wash basin and a velux window to the rear elevation.

### Outside

Positioned on an impressive corner plot, the property has an excellent amount of off-road parking with a generous driveway, and this leads up to a detached, two storey double garage with shower room. There are lawns to both the front and rear of the property, with the rear also benefitting from a decked seating area.









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>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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