



Rockcliffe Grange, Mansfield NG18 4YW

welcome to

Rockcliffe Grange, Mansfield

- FOUR DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN
- SUPER HIGH QUALITY FINISH
- AMPLE OFF STREET PARKING WITH GARAGE
- ELECTRIC CAR CHARGING POINT

Tenure: Freehold EPC Rating: B

offers over

£450,000

Entrance Hallway
Zoned Underfloor Heating

Downstairs Wc Lounge/Beauty Room
10' 7" x 18' 2" (3.23m x 5.54m)
zoned under floor heating and built in speaker

Kitchen Diner
19' x 10' 10" (5.79m x 3.30m)
Hot Tap, Inline Water Filter, bi fold doors leading into the garden, wine cooler, integrated dishwasher, fridge, freezer, two ovens and a breakfast bar.

Pantry/Larder Utility Room
15' 9" x 6' 3" (4.80m x 1.91m)
American style fridge freezer and extra storage. Also houses the fast fibre point and network cabling.

Bedroom One
14' 6" x 16' (4.42m x 4.88m)
Leading into the en suite,

En Suite
with built in speakers

Bedroom Two
14' 6" x 10' 3" (4.42m x 3.12m)

Bedroom Three
11' 3" x 10' 7" (3.43m x 3.23m)

Bedroom Four
13' x 10' 3" (3.96m x 3.12m)

Garage

Electric garage door, EV electric charging point



view this property online williamhbrown.co.uk/Property/KBY108876



Property Ref:

KBY108876 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0115 938 5062



kimberley@williamhbrown.co.uk



39 Main Street, Kimberley, NOTTINGHAM,
Nottinghamshire, NG16 2NG



williamhbrown.co.uk