



Quarry Bank  
MANSFIELD





# Quarry Bank MANSFIELD NG18 4AT

for sale offers over  
**£270,000**



## Property Description

The Perfect Family Home!

Burchell Edwards are pleased to bring to the market this four-bedroom, three-bathroom, semi-detached property situated in the market town of Mansfield, within close proximity of Berry Hill Park and Quarry Park nature reserve.

Externally, you are greeted by open frontage, off street parking, low maintenance shrubs and lawn and gated access to the rear garden. The garden is beautifully presented on three levels with slabbed patio, decking and laid to lawn area all accessed by steps, enclosed by a secure fence and finished with attractive plants and bushes.

The ground floor includes a modern and stunningly presented kitchen/diner with wall and base mounted units and access to the rear garden. You will also find WC/Cloakroom and understairs storage with stair access to the first floor.

The first floor of this beautiful property comprises of a spacious and well-lit lounge with feature fireplace and surround, family bathroom with modern white suite and tile, bedroom three which is an ideal additional space for an office, playroom or bedroom and access to second floor.

To conclude, the second floor offers three bedrooms with access to two ensuites from both bedrooms one and two, walk in wardrobe in bedroom one and storage from the landing.

Must see property!

For any enquiries, please contact us on 01623 627727

## Kitchen/Diner

9' 7" x 16' 10" (2.92m x 5.13m)

modern and well-presented kitchen/diner with matching base and wall mounted units and radiator, double glazed window and French doors to the rear, integrated fridge freezer, dishwasher, washing machine, gas hob, electric oven and cooker hood, stainless steel splashback, sink and drainer with tiled floor to finish.

## WC

White ceramic basin and toilet with laminate floor to finish.

## Lounge

16' 9" max x 16' 9" max (5.11m max x 5.11m max)

A light and spacious room with feature fireplace, wall mounted radiator, two double glazed windows to rear and carpeted floor to finish.

### Bedroom One

12' 9" x 9' 5" (3.89m x 2.87m)

Located on the second floor the master bedroom includes ensuite, walk-in wardrobe/dressing area, double glazed window to front and carpeted floor to finish.

### Master Ensuite

Master ensuite includes double glazed window to front, shower cubicle, white ceramic basin with laminate floors to finish.

### Bedroom Two

11' into recess x 9' 6" (3.35m into recess x 2.90m)

Located on the second floor, bedroom two includes double glazed window to rear, wall mounted radiator, access to ensuite two and carpeted floor to finish.

### Ensuite Two

Ensuite two comprises of white toilet and basin, shower cubicle and radiator.

### Bedroom Three

10' x 9' 5" (3.05m x 2.87m)

Located on the first-floor bedroom three is ideal for a second reception room, office space or bedroom. Including wall mounted radiator, double glazed window to front and laminate floor.

### Bedroom Four

9' 11" into recess x 6' 10" (3.02m into recess x 2.08m)

Located on the second floor, bedroom four includes wall mounted radiator with tiled floor to finish.

### Bathroom

Ceramic white suite with wall mounted radiator, double glazed window to rear, extractor fan, carpeted floor to finish.

### Front Elevation

Off street parking with access to integral garage and slabbed pathway to rear garden.

### Rear Elevation

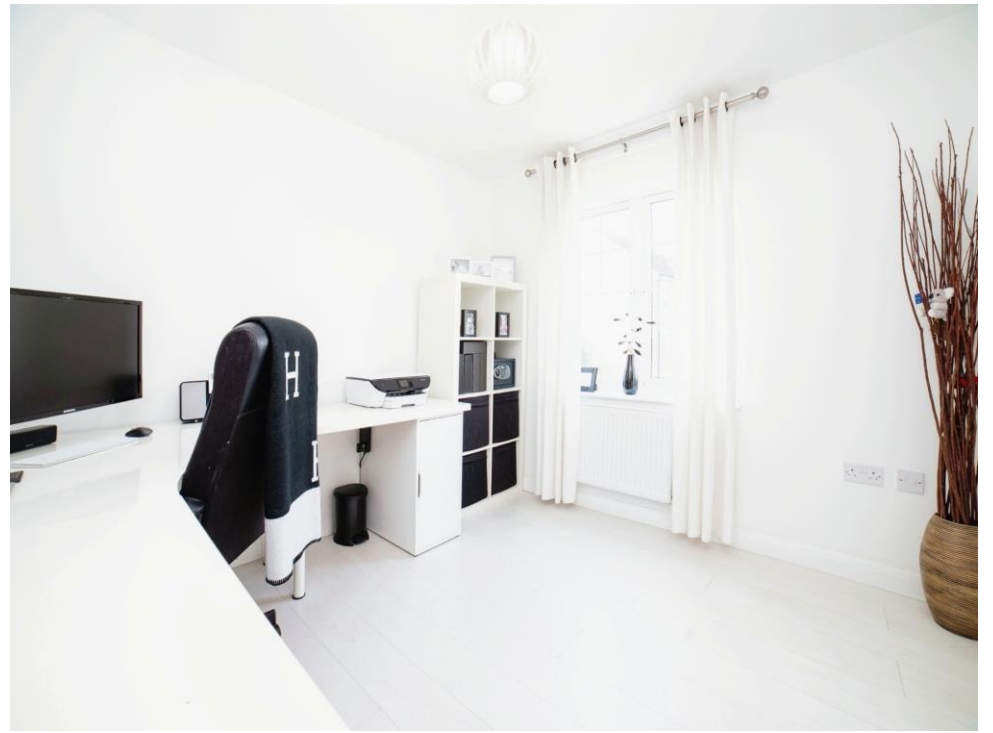
Beautifully presented garden across three levels comprising of patio, decking and laid to lawn area, enclosed with fencing and finished with plants, shrubs and bushes.

### Garage

13' 3" + recess x 8' 6" (4.04m + recess x 2.59m)

Single integral garage with electrics and lighting.

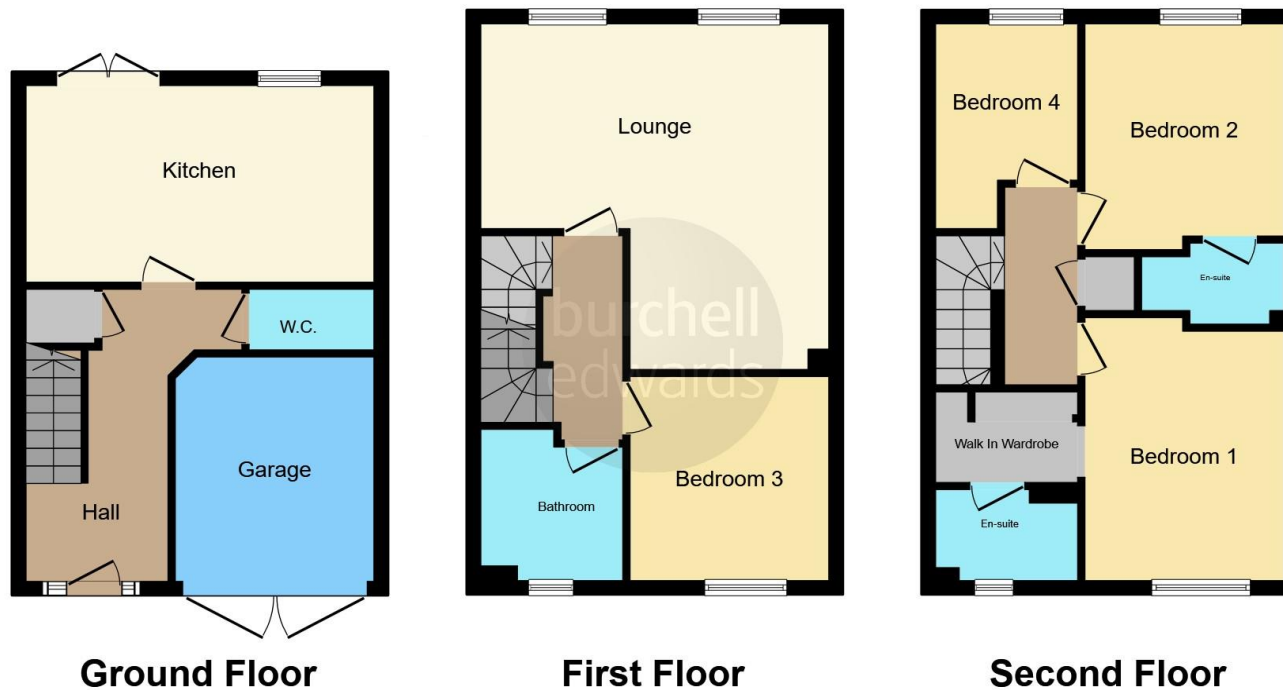












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**E Mansfield@burchelledwards.co.uk**

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 MANSFIELD NG18 1EB

EPC Rating: C

Council Tax Band C

Tenure: Freehold

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Property Ref: MFD208320 - 0002