



Ruby Way  
Mansfield





# Ruby Way Mansfield NG18 4XA

for sale offers over  
**£360,000**



## Property Description

Stunning Four-Bedroom Detached Home – Ruby Way, Mansfield

Welcome to this beautifully presented four-bedroom detached family home, ideally situated on the sought-after Ruby Way in Mansfield. This spacious and versatile property provides the perfect blend of comfort, practicality, and curb appeal.

Step inside to discover a thoughtfully laid out ground floor, featuring a welcoming living room, drawing room, and a stylish kitchen diner – perfect for both everyday living and entertaining. A bright conservatory adds further living space, while a convenient WC completes the downstairs accommodation.

Upstairs, the first floor hosts four generously sized bedrooms, including a master bedroom with en-suite, along with a well-appointed family bathroom.

Externally, the front elevation impresses with a well-maintained lawn, driveway, garage, and charming hedges and trees, offering both privacy and an inviting first impression. To the rear, enjoy a lawned garden, complete with a summer house and shed, providing an ideal outdoor retreat.

Additional highlights include ample off-road parking, single detached garage, and the advantage of no onward chain, making this home ready for a smooth and hassle-free move.

Don't miss the opportunity to make this fantastic property your new family home. Contact us today to arrange a viewing!

## Entrance Hall

Entry via composite door with solid oak floors to finish.

## Living Room

14' 8" x 10' 11" ( 4.47m x 3.33m )  
Living room consists of French doors to conservatory, wall mounted radiator and carpeted floor to finish.

## Drawing Room

8' 2" x 14' 1" ( 2.49m x 4.29m )  
The drawing room offers wall mounted radiator, double glazed window to front and solid oak floor.

## Kitchen/Diner

8' 9" x 23' 9" ( 2.67m x 7.24m )  
The kitchen includes matching wall and base mounted units, double-glazed window to front and rear, wall mounted radiator, integrated dishwasher and washing machine, cooker hood, spotlights, tiled splashback, and laminate floor to dining room to finish.

## Cloakroom/W.C

Located on the ground floor the cloakroom consists of ceramic toilet and sink, wall mounted radiator, tiled splash back, and laminate floor to finish.

## Conservatory

.9' 8" x 20' 1" ( 2.95m x 6.12m )  
Brick base, UPVC doors onto lounge and side elevation, UPVC double glazed windows to side and rear, exposed tile cladding, and laminate floor to finish.

## First Floor Landing

First floor landing with access to loft, airing cupboard, and carpet flooring to finish.

## Bedroom One

15' 7" into recess x 10' 9" into recess ( 4.75m into recess x 3.28m into recess )  
The master bedroom comprising of two double-glazed windows to front, wall mounted radiator, fitted wardrobes, with carpeted floor to finish.

## En-Suite

En-suite situated off the master bedroom includes walk-in shower, ceramic toilet and

sink, wall mounted towel radiator, aqua board splashback, double glazed window to front, and vinyl flooring to finish.

### Bedroom Two

12' 4" x 8' 3" ( 3.76m x 2.51m )

Bedroom two with double glazed window to rear, wall mounted radiator and carpeted floor to finish.

### Bedroom Three

8' 3" x 9' 7" ( 2.51m x 2.92m )

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

### Bedroom Four

7' 1" x 8' 11" ( 2.16m x 2.72m )

Bedroom four comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

### Bathroom

The bathroom is finished with a ceramic toilet/sink, bath, double glazed window to side, wall mounted radiator, tiled splashback, and vinyl floor to finish.

### Loft Space

Entry via ladder hatch

### Garage

8' 11" x 17' 6" ( 2.72m x 5.33m )

Garage with up and over door and electrics.

### Externals

To the front of the property you'll find a driveway with off road parking for up to two vehicles, access to the garage and rear garden via a lockable gate, lawned area with slabbed patio, trees, shrubs and hedgerows for decoration.

To the rear the garden benefits from large summer house including electrics, lawned area, Indian sandstone slabbed area housing the summer house, fenced in boundary with secure gated access to side.



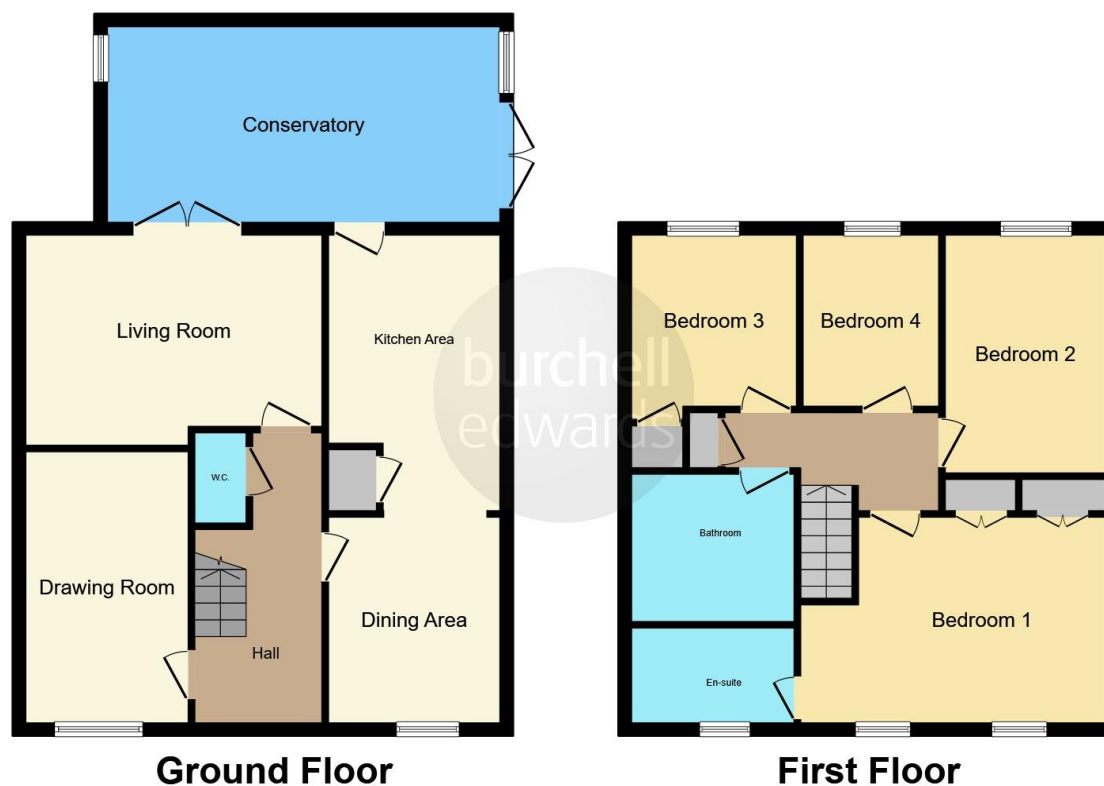












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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