

£360,000

Birch Grove, Mansfield,



Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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“The property offers a good level of accommodation across all floors, with a layout that is both practical and easy to live with on a day-to-day basis. It is further enhanced by a wealth of character and charm, alongside the benefit of ample storage throughout, adding to its overall functionality and appeal.”

Luke, Valuer



## A PLACE TO TRULY CALL HOME

### *An Inviting Home with Space and Flexibility*

From the moment you arrive, this three-bedroom detached home stands out with its inviting exterior and sense of space. Inside, the property continues to impress, offering well-proportioned and beautifully maintained accommodation, ideal for comfortable and flexible family living



## THE FINER DETAILS

***Situated in a popular area of Mansfield, this detached home offers generous and versatile accommodation, ideal for modern family living.***

With a welcoming feel throughout and a layout designed for both comfort and practicality, the property presents an excellent opportunity for those seeking space, flexibility, and a home that can adapt to a variety of needs.

The ground floor begins with an entrance porch leading into a central hallway, setting the tone for the rest of the home. There is a well-appointed kitchen and a spacious open plan living and dining area, perfect for both everyday living and entertaining. A large utility room adds further convenience, alongside a shower room and an additional bedroom which could easily be utilised as a home office, playroom, or guest accommodation depending on your requirements.

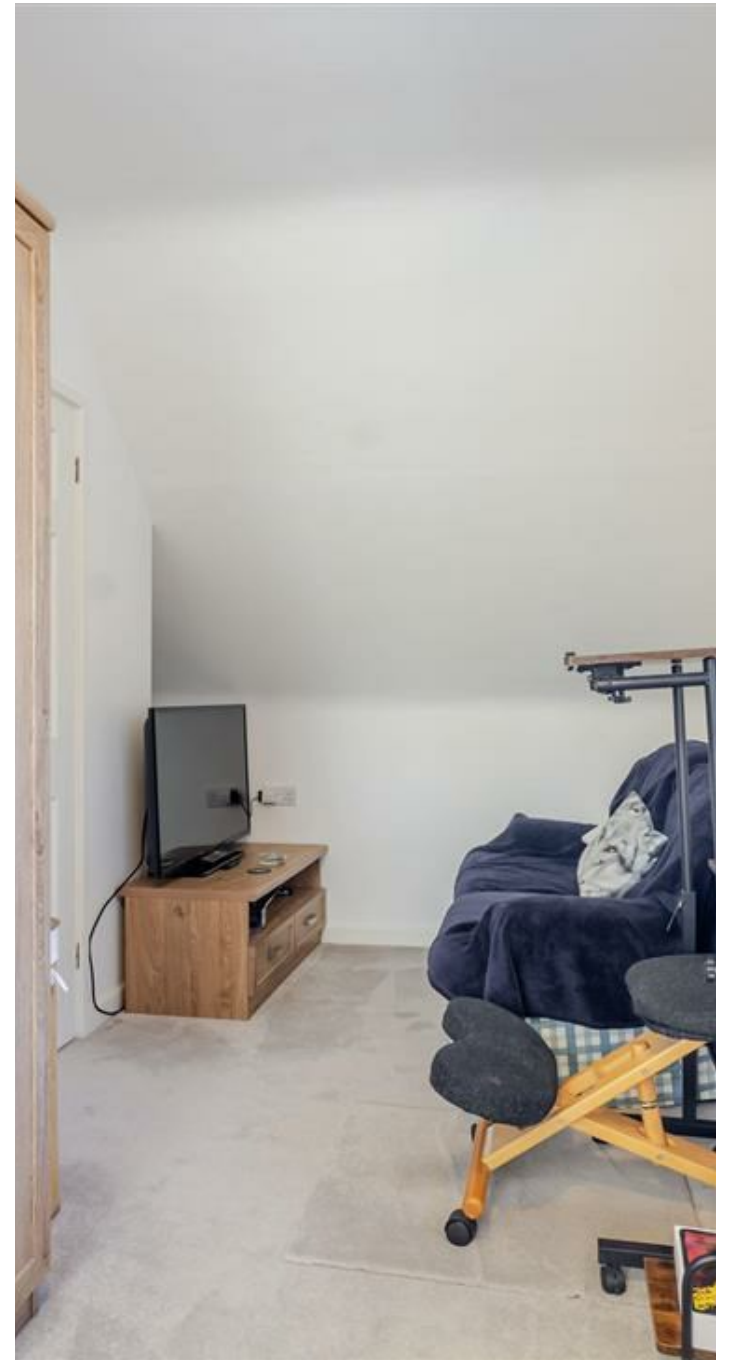
To the first floor, the property offers three well-proportioned bedrooms and a family bathroom. There is also an abundance of storage throughout this level, enhancing the practicality of the home and ensuring it remains both functional and clutter-free.

Externally, the property benefits from a large driveway providing ample off-road parking. To the rear, there is a well-maintained garden featuring a patio area, lawn, and a variety of shrubs and trees, creating an ideal outdoor space for relaxing and enjoying the surroundings.





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## LIFE IN MANSFIELD

*Mansfield is a well-established and vibrant market town set in the heart of Nottinghamshire, offering a blend of rich heritage, modern amenities and excellent connectivity.*

The town itself benefits from a strong sense of local identity, centred around its historic market square, which continues to host regular markets and community events. Residents enjoy access to a wide variety of shops, supermarkets, restaurants and leisure facilities, including the popular Four Seasons Shopping Centre and a range of parks and recreational spaces. This mix of amenities makes Mansfield particularly attractive to families, professionals and retirees alike.





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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## Key Features

Welcoming home with a practical and flexible layout

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Rear garden with patio area, lawn, shrubs, and trees

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Well-appointed kitchen

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Spacious open plan living and dining area

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Large utility room for added convenience

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Ground floor shower room

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Versatile ground floor bedroom (ideal as office/playroom/guest room)

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Three well-proportioned first floor bedrooms

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Ample storage throughout

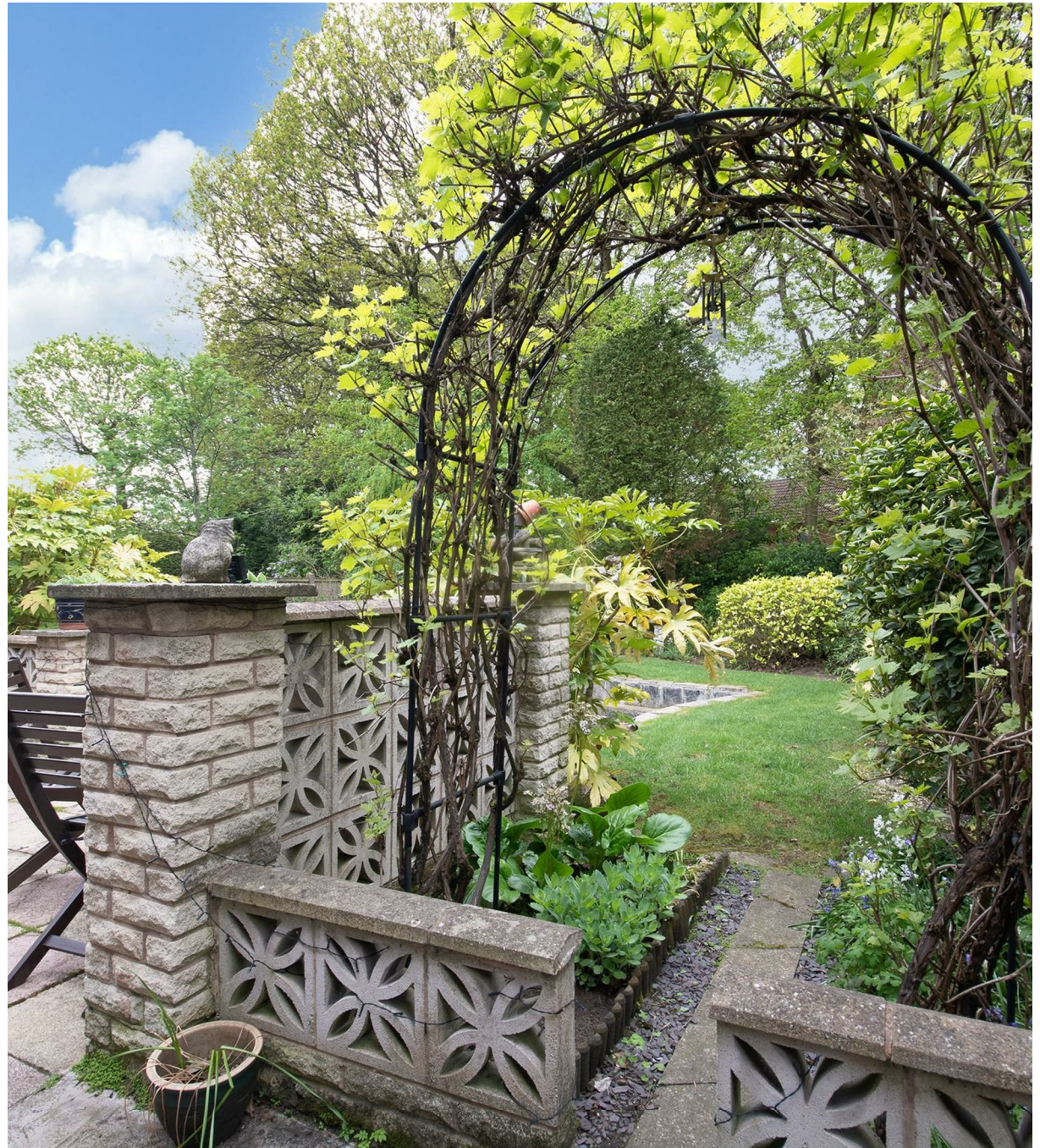
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Council tax band- D

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Energy performance certificate rating- C

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exceptional representation.

Let's Chat.

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