



Offers In The Region Of £575,000 Freehold

28 PARKLAND CLOSE | | MANSFIELD | NG18 4PR

**BuckleyBrown**  
ESTATE AGENTS



## A PLACE TO CALL FOREVER!...

Welcome to this stunning three-bedroom detached property in Mansfield, perfectly positioned close to a range of excellent local amenities. Combining modern luxury with a spacious and versatile layout, this home offers everything needed for stylish family living.

On entering through the porch, you are greeted by a welcoming hallway with a convenient WC. To the front of the property sits a versatile reception room, currently used as a salon, but easily adaptable as a study, playroom, or home office to suit your lifestyle. The rear of the property forms the true heart of the home, where a large open-plan kitchen, living, and dining area awaits. The modern kitchen boasts ample cabinetry and workspace, perfect for those who enjoy cooking and entertaining, while also benefitting from access to the utility room. The living area features a striking media wall with a feature fireplace, creating a warm and inviting space to relax. The dining area is flooded with natural light from a skylight and opens directly onto the garden via stylish bi-folding doors, offering a seamless flow between indoor and outdoor living.

Upstairs, there are three well-proportioned bedrooms. The master suite impresses with a walk-in wardrobe and a private en-suite, providing a luxurious retreat. The family bathroom is equally impressive, featuring both a freestanding bath and a separate shower, designed with relaxation in mind.

The exterior of the property boasts exceptional kerb appeal, showcasing a sleek, contemporary façade complemented by an integrated garage. The driveway offers ample off-street parking for multiple vehicles, while carefully chosen landscaping adds a touch of elegance. The rear garden has been thoughtfully designed to combine both relaxation and entertaining. It features a generous paved seating area perfect for alfresco dining, a laid lawn, and a practical storage shed. A stylish pergola houses a luxurious hot tub, creating a private retreat.





**Porch**  
With double doors opening into the hall.

**Entrance Hall**  
With stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

**WC**  
Complete with a low flush WC and hand wash basin.

**Office 12'9" x 10'9"**  
With tiled flooring and windows to the front elevation. This room is currently used as a salon, offering a versatile space, to be utilised to suit your needs. With under floor heating.

**Kitchen 14'1" x 11'10"**  
Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, two integrated eye level double ovens, electric hob and space for appliances.

With a window to the rear elevation, access into the utility and an open plan design through to the living room. With underfloor heating, boiling tap and an integrated Neff coffee machine.

**Utility 4'3" x 11'10"**  
With space for appliances, storage space and a door to the side elevation.

**Living Room 21'7" x 11'10"**  
This spacious area presents a stunning media wall with a built in feature fireplace. With an open plan design through to the dining room. With under floor heating.

**Dining Room 21'11" x 11'3"**  
With tiled flooring, ample space for your furnishings, windows to the side elevation, bi-folding doors and a skylight. With under floor heating.

**Landing**  
Surrounding doors provide access into;



**Bedroom One 12'10" x 21'10"**  
With carpeted flooring, central heating radiator and a window to the rear elevation. This f=room benefits from a walk in wardrobe and its own en-suite facility.

**En-suite 7'6" x 6'1"**  
Complete with a four piece suite including a shower, low flush WC and a double hand wash unit. With windows to the front elevation. With under floor heating.

**Bedroom Two 13'3" x 11'7"**  
With carpeted flooring, central heating radiator and a window to the rear elevation.

**Bedroom Three 10'2" x 11'7"**  
With carpeted flooring, central heating radiator and a window to the rear elevation.

**Bathroom 13'2" x 11'7"**  
Complete with a four piece suite including a shower, free standing bath, low flush WC and a

hand wash basin. With windows to the front elevation. With under floor heating.

**Outside**  
To the front, the property offers strong kerb appeal with a modern façade, integrated garage, and a spacious driveway providing ample off-street parking.

The rear garden is designed for both relaxation and entertaining, featuring a patio seating area, neat lawn, shed, and a pergola with a hot tub, all set within a private enclosed space.

**Garage 9'0" x 16'9"**  
Accessible from the front elevation.







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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	72	76
(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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