



Guide Price £400,000 Freehold

221 EAKRING ROAD | | MANSFIELD | NG18 3DS

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE OF £400,000- £425,000

STANDING PROUD!... We were incredibly impressed by the amount of living space on offer in this immaculate four bedroom detached home. From the moment you step inside, you can see pure quality on offer from the high gloss tiled flooring throughout to the beautiful feature walls, and not to mention the stunning orangery. This really is a wonderful family home.

You'll initially find the entrance hallway which is a great size and gives access to the wraparound ground floor accommodation. The kitchen is simply stunning, complete with modern units, beautiful work surfaces and a range of quality integrated appliances. Perfect for cooking up a storm and with ample informal dining space, it lends itself well for entertaining. Just off the kitchen you'll find the orangery which is a beautiful addition to this home, complete with bi-fold doors to the rear garden and glass roof allowing for ample natural light. There is also access to the downstairs shower room and storage.

Heading through to the lounge, which offers a stunning feature wall including a modern electric fire and plenty of space for seating. The dining room wraps around from here and is also a great size with a window to the front elevation.

The first floor hosts four bedrooms, three of which include fitted wardrobes and the master bedroom having the added benefit of an en-suite facility. To complete this floor you'll find a three piece family bathroom and an additional separate toilet. Outside continues to impress with ample off street parking leading to a single garage and a well presented rear garden which also gives access to the office which could be used to your individual needs, maybe a playroom or bar? The options are endless!





Entrance Hall

With tiled flooring, radiator and stairs off to the first floor.

Kitchen Diner 8'7" 16'9"

Complete with beautiful white wall, base and drawer units and lovely wood effect work surfaces which continue as up-stands. There is a stainless steel sink and drainer unit, electric hob, extractor and a double eye level oven. Further to this is space for a freestanding fridge freezer, radiator, tiled flooring and spotlights.

Living Room 10'6" 21'6"

With tiled flooring, a feature wall and electric fire, radiator, spotlights and a window to the rear elevation.

Dining Room 11'7" 13'6"

With tiled flooring, radiator, spotlights and a window to the front elevation.

Orangery 10'9" 13'6"

With tiled flooring, radiator, spotlights and, storage cupboard and bi-fold doors to the rear garden.

Shower Room 3'3" 9'3"

Complete with a shower cubicle, low flush WC and hand wash basin.

Landing

Bedroom One 7'11" 19'8"

With laminate flooring, fitted wardrobes, radiator and a window to the front elevation.

En-Suite 4'11" 7'11"

With a low flush WC, hand wash basin set into a vanity unit and a shower cubicle. Finished with tiled flooring, additional storage unit and a window to the rear elevation.

Bedroom Two 10'7" 21'4"

With laminate flooring, fitted wardrobes, two radiators and two windows to the rear elevation.

Bedroom Three 10'7" 11'7"

With laminate flooring, fitted wardrobes, radiator and a window to the front elevation.

Bedroom Four 7'5" 8'10"

With laminate flooring, radiator and a window to the front elevation.

Bathroom 4'11" 6'0"

Complete with a bath, low flush WC and a hand wash basin set into a vanity unit. Finished with tiled walls and a window to the rear garden.

WC

With low flush WC, tiled walls and a window to the rear elevation.

Outside 12'0" 15'5"

To the front is a concrete driveway leading to a single integrated garage measuring 12'0" 15'5". The rear is mainly laid to lawn with a paved patio just off the orangery.

Office 9'3" 15'7"

Offering great versatility to suit your needs and including a WC.





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) A			8
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	58		
(21-38) F			G
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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