

# Offers Over £450,000 Freehold

28 DORCHESTER CLOSE I I MANSFIELD I NG18 4QW

BuckleyBrown ESTATE AGENTS

THE WOW FACTOR!.. Prepare to fall in love as you head inside this incredible four bedroom, detached family home! Comprising of spacious and wonderfully presented accommodation, this property is the perfect forever home where families can make memories for years to come! Words alone simply can't do this one justice so let's take a peek inside..

The ground floor benefits from delightful accommodation, including a welcoming lounge that features a fireplace and wonderful bay window, allowing a wealth of light to flow through. You'll gain access from here through to the bar room, an incredible space to enjoy entertaining guests or enjoying a drink with friends, and even benefits from two sets of French doors that lead out to the garden! The kitchen/diner is equally as impressive, complete with a fantastic range of modern wall and base units, space for all essential appliances and ample dining space for enjoying sit down meals with family. Just next door is the play room which has excellent versatility to be utilised as a home office or gym. The ground floor also benefits from a utility and handy shower room, especially useful when you have overnight guests!

Impressive right? The first floor will continue to impress with access to four excellent bedrooms. The master bedroom even benefits from its own fitted sliding wardrobes for that touch of luxury. Furthermore, you'll find the family bathroom just off the landing compete with a modern four piece suite.

The rear garden is beautifully landscaped, complete with decked and patio seating areas, a well-maintained lawn, two fenced off sections currently being utilised excellently as play areas, along with gorgeous surrounding mature shrubs and trees. The whole setting is idyllic, with complete privacy from the rear, allowing you to relax and enjoy the space with family and friends! And you'll also find a block paved driveway to the front of the property, allowing ample space for off-road parking. What's not to love?









## Entrance Hall
With stairs leading up to the first floor, window to the side elevation and access into;

## Lounge 12'4" x 16'10"
With feature fireplace, central heating radiator, bay window to the front elevation and open access into;

## Bar Room 13'1" x 16'4"
With a fitted bar, central heating radiator and two sets of French doors leading out to the side and rear elevation.

## Kitchen/Diner 15'9" x 22'3"
Complete with a superb range of matching units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, integrated double oven, hob with extractor fan above, space and plumbing for a dishwasher, space for a double fridge/freezer, kitchen island with further storage, inset sink and drainer and electric points, ample dining space, downlights, central heating radiator, windows to the side and rear elevation and French doors leading out to the rear garden.

## Utility 5'4" x 9'7"
Complete with a range of matching units and cabinets with complementary worktop over, inset sink and drainer, tiled splashback space and plumbing for both a washing machine and tumble dryer, downlights, central heating radiator, window to the rear elevation and a door leading out to the front elevation.

## Play Room 9'3" x 16'3"
With carpeted flooring, central heating radiator and windows to the front and side elevation.

## Shower Room 3'7" x 7'1"
Complete with a walk-in shower cubicle, low flush WC, hand wash basin, central heating radiator, full-height tiling and opaque window to the front elevation.

## Landing
With a window to the rear elevation and access to;

## Bedroom One 12'5" x 18'3"
With carpeted flooring, fitted sliding door wardrobes, central heating radiator and dual aspect windows to the front and rear elevation.

## Bedroom Two 10'5" x 12'1"
With carpeted flooring, central heating radiator and window to the front elevation.

## Bedroom Three 10'0" x 10'0"
With carpeted flooring, central heating radiator and window to the front elevation.

## Bedroom Four 9'7" x 9'10"
With carpeted flooring and window to the rear elevation.

## Bathroom
Complete with a freestanding bath, walk-in shower cubicle, low flush WC, vanity hand wash unit, central heating radiator, downlights, full-height tiling and opaque window to the rear elevation.

## Outside
Featuring a gated and block-paved private driveway to the front of the property, allowing space for ample off-road parking. You'll also find a low-maintenance front lawn with lovely surrounding shrubs and trees. To the rear is a beautifully landscaped garden with decked and patio seating areas, well-maintained lawn, two fenced areas currently being utilised excellently as play areas and gorgeous surrounding mature shrubs and trees.



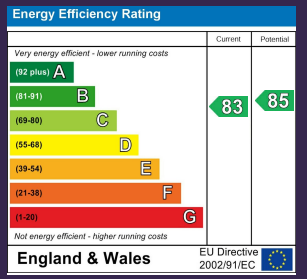









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.
CC Ltd ©2018




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.



28 DORCHESTER CLOSE
MANSFIELD
NOTTINGHAMSHIRE
NG18 4QW


BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND t: 01623 633 633
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP t: 01623 633 633
1 Market Place | Bolsover | Chesterfield | S44 6PN t: 01246 605121
www.buckleybrown.co.uk



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.


BuckleyBrown ESTATE AGENTS