



£350,000 Freehold

11 MILLRISE ROAD | MANSFIELD | NG18 4YP

BuckleyBrown
ESTATE AGENTS

SPACE TO ENJOY. Located on the popular Millrise Road in Mansfield, this attractive detached family home offers generous living space in a peaceful residential setting. Well positioned close to local amenities, schools, parks, and transport links, the property is ideally suited to modern family life.

The ground floor welcomes you into a bright and spacious entrance hallway, leading through to a generous living room, a comfortable space for everyday relaxation and entertaining. The well equipped kitchen features modern appliances and ample storage, flowing naturally into the dining area where large windows allow natural light to fill the room, creating an ideal setting for family meals and social gatherings. A convenient ground-floor WC adds further practicality.

Upstairs, the home offers four well-proportioned bedrooms, providing flexible accommodation for families of all sizes. The principal bedroom benefits from its own en-suite, offering a private and comfortable retreat. Two further bedrooms are connected via a Jack and Jill bathroom, while a separate family bathroom serves the remaining accommodation, ensuring convenience for all.

Externally, the property continues to impress with a well-maintained garden, featuring a lawn and patio area, perfect for outdoor dining, entertaining, or children's play. A driveway provides ample off-road parking for multiple vehicles, completing this fantastic family home.

Offering space, comfort, and a desirable location, this property presents an excellent opportunity for those seeking a well-balanced family home. Early viewing is highly recommended.





Entrance Hallway

Spacious hallway with stunning flooring, central heating radiator and leading access into;

Living Room 10'8" x 17'8"

Spacious reception room with a central heating radiator, feature fireplace and a bay window to the front elevation.

Kitchen/Dining Room 17'5" x 35'6"

The kitchen is complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and ample worktops over. Window to the rear elevation. The open plan dining area offers ample room for your desired furnishings. Complemented by bi-folding doors opening to the rear garden.

WC

Fitted with a hand wash basin and a low flush WC.

Landing

Fitted cupboard and leading access into;

Bedroom One 10'7" x 13'9"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a bay window to the front elevation.

En Suite

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the front elevation.

Bedroom Two 8'10" x 11'6"

Carpeted flooring, central heating radiator, jack and jill en suite and a window to the front elevation.



Bedroom Three 10'7" x 11'8"

Carpeted flooring, central heating radiator, jack and jill en suite and a window to the rear elevation.

Jack and Jill En Suite

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

Bedroom Four 7'6" x 11'8"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 7'6" x 11'8"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the rear elevation.

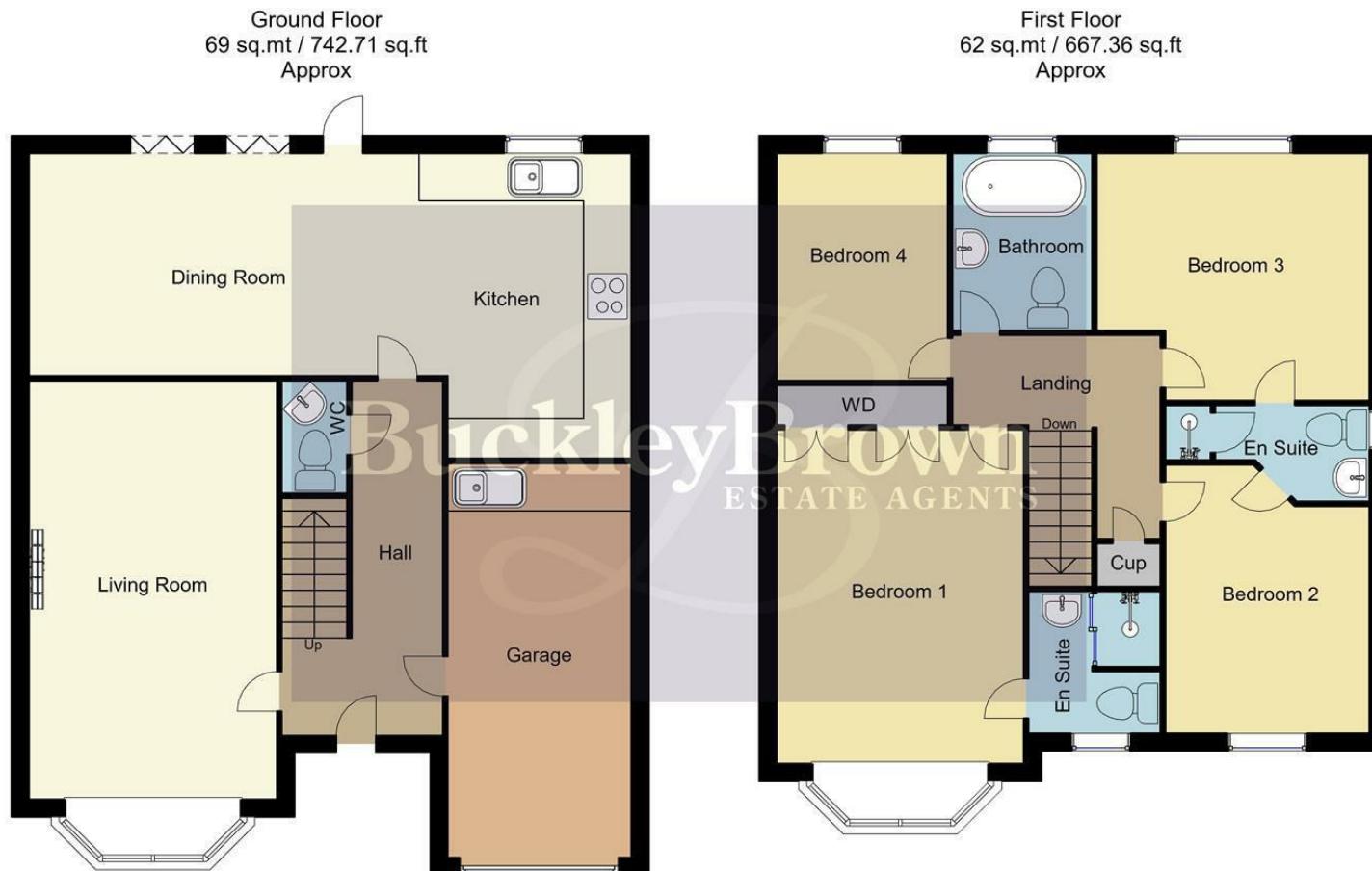
Garage

Integrated single garage accessible from the front elevation with an inset sink and drainer to the rear and an internal door giving access to the hallway.

Outside

Low maintenance frontage with a gravel area, private driveway and a garage. The rear garden offers a unique tiered lawn, patio seating areas, mature shrubs and fence surround.





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. Specifically 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.

The figure shows a horizontal scale for energy efficiency ratings. The scale is color-coded: green for the best (A-G), yellow for the middle (D-E), and red for the worst (F-G). The scale is labeled with energy efficiency levels and their descriptions: 'Very energy efficient - lower running costs' (A-G), 'Energy efficient - lower running costs' (D-E), and 'Not energy efficient - higher running costs' (F-G). A green arrow points to the right, indicating the direction of increasing energy efficiency. The current rating is marked as 76, which falls into the 'Energy efficient - lower running costs' category (yellow). The potential rating is marked as 85, which falls into the 'Very energy efficient - lower running costs' category (green).

Rating	Description	Current	Potential
(92 plus) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D	Energy efficient - lower running costs		
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs	76	85

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.

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