



Birch Grove  
Mansfield

burchell  
edwards



# Birch Grove Mansfield NG18 4JH

for sale offers over  
**£450,000**



## Property Description

### NO ONWARD CHAIN

Located on the popular Birch Grove - Mansfield, this beautifully presented and fully modernised detached home offers exceptional flexibility with bedrooms across both ground and first floors. The property has been finished to a high standard throughout, featuring natural oak doors and frames, chrome sockets and contemporary finishes.

The ground floor boasts a welcoming entrance hall, spacious lounge with original fireplace, modern kitchen/diner with quartz worktops and integrated appliances, utility room/WC, conservatory and two ground floor bedrooms. Upstairs, there are three further bedrooms and a stylish family bathroom.

Externally, the home benefits from a generous horseshoe driveway providing ample off road parking, a car port and two garages. The rear garden is thoughtfully landscaped, combining porcelain patio areas, lawns, mature planting and excellent outdoor amenities.

This is a standout family home offering space, versatility and quality in a desirable location.

## Entrance Hall

A welcoming entrance hall featuring a striking natural oak staircase with a contemporary glass inset. The space benefits from durable laminate flooring, a wall mounted radiator, useful built in storage cupboard and noise cancelling panelling. Access is provided via a secure UPVC entrance door.

## Lounge

A spacious and well presented lounge with laminate flooring and a feature effect wall creating a focal point. An original fireplace houses a mix of coal and wood, adding character and warmth. Two wall mounted radiators ensure comfort, while double glazed windows to the side and rear allow ample natural light. The existing table is to remain. Double glazed French doors open directly into the conservatory.

## Kitchen / Diner

This modern kitchen/diner is fitted with high quality Wren units complemented by quartz worktops and oak windowsills. A range of matching wall and base units incorporates an inset sink with mixer tap, integrated dishwasher, electric oven, induction hob and cooker hood. Double glazed windows to the front and side provide excellent light, with a UPVC side access door completing the space.

## Utility Room / W.C

A useful addition offering laminate flooring and tiled walls, with plumbing and electrics installed. The room includes a ceramic WC and wash hand basin, wall mounted mirror, towel rail and a double glazed window to the front.

## Conservatory

An impressive, open plan conservatory accessed directly from the lounge. Featuring a brick base, tiled flooring and a recently fitted UPVC roof, the room benefits from double glazed windows to the side and rear, UPVC side doors, installed electrics and internal access to Garage One.

## Bedroom Four

Located to the rear of the ground floor, this bedroom features laminate flooring, a wall mounted radiator, double glazed rear window and fitted wardrobe.

## Bedroom Five

Positioned at the front of the ground floor, this bedroom includes laminate flooring, a wall mounted radiator, fitted shelving unit, blinds and a double glazed window overlooking the front aspect.

## First Floor Landing

A bright and stylish landing with natural oak flooring and an elegant glass balustrade, providing access to all first floor rooms.

## Bedroom One

A generous principal bedroom with laminate flooring, two double glazed windows to the side and a further window to the rear. The room benefits from two wall mounted radiators, downlighting, fitted blinds and multiple built in storage cupboards.

## Bedroom Two

Well proportioned double bedroom with laminate flooring, wall mounted radiator, a double glazed rear window with fitted blinds and access to the loft.

## Bedroom Three

This bedroom enjoys both side and rear double glazed windows, laminate flooring, wall mounted radiator, two built in cupboards and fitted blinds.

## Bathroom

A modern family bathroom finished with waterproof laminate flooring and tiled walls. Features include a bath with shower over, ceramic WC and wash hand basin, wall mounted radiator, mirror with integrated lighting, built in storage, spotlights, ventilation

system and three opaque double glazed windows to the front.

## Loft Space

Partly boarded loft providing additional storage capacity.

## Externals

### Front

A horseshoe shaped concrete driveway offers off street parking for approximately 5-6 vehicles. The frontage is enhanced by mature trees and shrubs, a car port, access to both garages and a secure locked side gate.

### Rear Garden

An extensive and well maintained garden featuring a porcelain anti slip tiled patio, laid to lawn areas and fenced boundaries. Further benefits include a greenhouse, playhouse, log store, four apple trees, rose beds, raspberry and blueberry plants, double external socket, UPVC door access to Garage Two and externals, a locked side gate provides additional security. Within the garden is a manhole that provides access to an underground bunker. The bunker has been dug out completely and is a generous space which could be utilised as further storage, converted to a wine cellar, or something more adventurous!

## Garages

### Garage One

Fitted with sheet metal barn style swing doors, a concrete floor, base units for storage, wash hand basin and a double glazed rear window.

### Garage Two

Featuring a sheet up and over door, a newly installed consumer unit, extensive matching wall and base storage units and a UPVC rear access door.



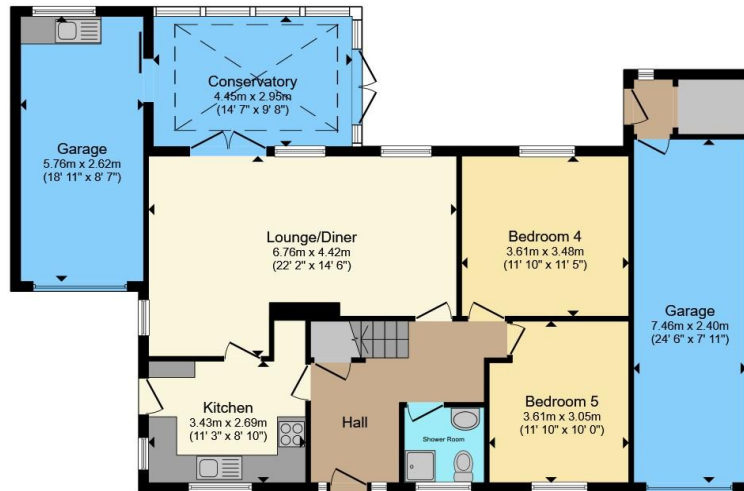




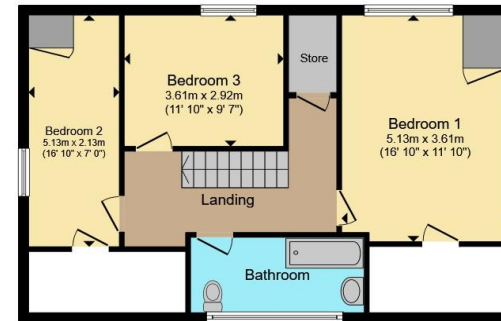








**Ground Floor**



**First Floor**

Total floor area 180.5 m<sup>2</sup> (1,943 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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