

£350,000 Freehold

7 ROCKCLIFFE GRANGE I I MANSFIELD I NG18 4YW

BuckleyBrown ESTATE AGENTS

YOUR DREAM FAMILY HOME!

We proudly welcome you to this incredible four-bedroom semi-detached home, which combines modern sophistication with striking external design, making it impossible to overlook. Ideally located just off Nottingham Road, close to Mansfield Town Centre, and with excellent transport links to the M1 and Nottingham City Centre, this property is perfect for any growing family seeking both style and convenience.

Inside, this home is finished to the highest standard, with a range of luxury features that are sure to impress. The welcoming entrance hall leads to a cloakroom/WC, offering added practicality. As you move through, you'll discover a stunning kitchen, fitted with a sleek range of modern units and cabinets. A spacious utility room provides additional storage, while the open-plan family living area spans the full depth of the ground floor, creating a seamless flow of space. Bi-folding doors open up to the rear garden, allowing natural light to flood the room and bringing the outdoors in. The downstairs also benefits from underfloor heating.

The first floor leads into the bright and airy lounge, which hosts the perfect setting to relax and unwind. A well-sized bedroom sits just off the landing, alongside a contemporary shower room with a stylish finish.

The second floor is dedicated to luxury living, with a spacious master bedroom that benefits from its own private en-suite bathroom. This floor also boasts two additional bedrooms, one of which is currently used as a walk-in wardrobe, and a family bathroom fitted with a modern white suite.

Externally, the property is equally impressive, with an artificial lawn and a paved patio seating area — the ideal spot for entertaining during those warmer months. To the front, the property features a private driveway offering ample off-road parking, along with a detached garage, providing plenty of storage or additional parking space. The property also benefits from an electric car charging point.









Entrance Hall
With tiled flooring, carpeted staircase leading to the first floor and surrounding doors providing access to;

WC
With tiled flooring, complete with low flush WC, wash hand basin and window to the front elevation.

Kitchen 10'5" x 15'0"
With tiled flooring, complete with a range of sleek modern units and cabinets with complementary work surface over and inset sink and drainer. Fitted with a range of integrated appliances, there is a door leading to the utility room and access to;

Living/Dining Room 18'10" x 11'8"
With laminate flooring and bi-folding doors providing access into the garden.

Utility Room
With tiled flooring, complete with a range of modern gloss units and cabinets with complementary work surface over. With space and plumbing for a range of appliances.

Landing
Surrounding doors provide access into;

Living Room 18'10" x 11'8"
With carpet to flooring and a window to the rear elevation.

Bedroom Two 12'1" x 11'9"
With carpet to flooring, fitted wardrobe and window to the front elevation.

Shower Room
Complete with a three piece suite including an enclosed shower, low flush WC and wash hand basin. With a window to the front elevation.

Landing
Surrounding doors provide access into;

Bedroom One 10'5" x 14'5"
With carpet to flooring, built-in wardrobes, window to the rear elevation and access to;

En-suite
With tiled flooring, complete with a three piece suite including an enclosed shower, low flush WC and wash hand basin. With a window to the side elevation.

Bedroom Three 10'5" x 11'7"
With carpet to flooring, a fitted wardrobe and window to the front elevation.

Dressing Room/Bedroom 4
With carpet to flooring, built-in wardrobes and window to the front elevation.

Bathroom
Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to the side elevation.

Outside
With an easy to maintain frontage and detached garage with access leading out to the rear. The rear garden is mainly laid with artificial lawn with fence surround offering a degree of privacy and features a paved patio seating area.

Garage 10'9" x 22'8"
The garage provides further off-road parking or extra storage.



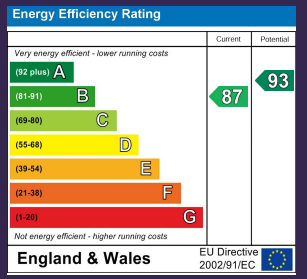








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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



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