





17 Egerton Close, Mansfield

£549,950 NO UPWARD CHAIN - Freehold

SUBSTANTIAL DETACHED HOME WITH ANNEX • FOUR BEDROOMS, TWO BATHROOMS & THREE RECEPTION ROOMS • LOWER GROUND FLOOR WITH LARGE GAMES ROOM AND FULLY FUNCTIONING BAR • TWO TIER DRIVEWAY OFFERING PARKING FOR MULTIPLE VEHICLES & GARAGE WITH ELECTRIC DOOR • SOUTH FACING PRIVATE GARDEN, NO UPWARD CHAIN, VIEWING ESSENTIAL

























Entrance Porch

A practical and welcoming space, this UPVC double-glazed entrance porch provides a useful area for coats and shoes before leading into the bright and spacious entrance hall.

Entrance Hall

This welcoming and spacious hallway sets the tone for the rest of the home, offering seamless access to the ground floor accommodation. The large-format grey tiled flooring enhances the modern aesthetic, while a feature stud-glazed wall adds character and allows natural light to flow into the living room. A central heating radiator ensures warmth and comfort, and a striking spiral staircase provides an elegant focal point, leading to the first floor.

Living Room

20' 2" x 13' 5" (6.15m x 4.09m)

This stunning living space is defined by its beautiful double-height vaulted ceiling, creating a sense of openness and grandeur. An arched glass partition elegantly separates the room from the entrance hall, enhancing the flow of natural light. At the heart of the room is a charming Inglenook-style feature fireplace, complete with a log-effect electric fire and an oak mantle, adding warmth and character. Central heating radiators ensure comfort throughout, while TV and power points provide modern convenience. French doors open out to the rear garden, seamlessly blending indoor and outdoor living—perfect for relaxation or entertaining.

Dining Room

14' 4" x 11' 11" (4 37m x 3 63m)

This spacious and elegant reception room is perfect for entertaining, comfortably accommodating a dining table for at least eight people. Featuring ornate coving and ceiling roses, the room exudes charm and sophistication. The open-plan access from the entrance hall creates a seamless flow, complemented by the continuation of the stylish tiled flooring from the hallway. A UPVC double-glazed window to the front allows natural light to fill the space, while a central heating radiator ensures warmth and comfort. Power points add practicality, making this an ideal space for family gatherings and dinner parties.

Kitchen/Breakfast Room

24' 8" x 10' 11" (7.52m x 3.33m)

This spacious and light-filled triple-aspect kitchen/diner is positioned on the west elevation of the property, making the most of natural light throughout the day. The dining area is a standout feature, boasting a full-width glazed sliding door that opens onto a wraparound balcony, providing the perfect space for outdoor seating and entertaining. The main kitchen area is beautifully appointed with solid oak base and wall units, complemented by luxurious granite work surfaces. A breakfast bar seating area, enhanced by bulkhead lighting, offers a stylish yet functional space for casual dining. A built-in open-fronted wine rack adds further convenience and charm. Appliances include a range-style oven with a seven-burner gas hob, three electric ovens, and an elegant oak mantle with fitted side storage. Additional integrated appliances consist of an under counter fridge, under counter freezer, and a dishwasher, ensuring practicality and efficiency in this superbly designed kitchen.

Utility Area

11' 11" x 8' 11" (3.63m x 2.72m

Designed for practicality and style, the utility room features matching wall and base units in keeping with the kitchen's elegant design, providing additional storage and workspace. A countertop sink with a mixer tap adds convenience, while a UPVC double-glazed window to the front allows natural light to brighten the space. Spotlights to the ceiling enhance the modern feel, and a staircase leads down to the lower floor, offering easy access to additional living or storage areas.

Annex Bedroom

15' 4" x 11' 11" (4.67m x 3.63m)

A spacious and versatile room offering ample fitted wall and base units, cupboards, and drawers, providing excellent storage solutions. Spotlights to the ceiling enhance the modern feel, while access to the ensuite bathroom adds convenience. A cleverly designed hidden door leads seamlessly into the gym room, showcasing a well-thoughtout layout.

En Suite

This well-equipped en-suite features a low-flush WC, a sink unit, and a luxurious Jacuzzi bath, perfect for relaxation. A separate mains-fed shower cubicle provides additional practicality. Spotlights to the ceiling, fitted storage units, and a dressing table enhance the functionality of the space, while a UPVC double-glazed window to the rear allows natural light to flow in.

Gym Room

15' 1" x 12' 4" (4.60m x 3.76m)

Currently used as a home gym, this versatile space could easily be utilised as an annex lounge to suit your needs.

Featuring a central heating radiator, UPVC double-glazed French doors to the front bring in plenty of natural light and provide easy outdoor access. Additional power points and a door leading into the annex kitchen complete the space.

Annex Kitchen Area

19' 0" x 8' 7" (5.79m x 2.62m)

A fully equipped annex kitchen, fitted with wall and base units and a work surface incorporating a sink with a mixer tap. UPVC double-glazed French doors open out to the rear garden, offering convenient outdoor access. Additional features include a central heating radiator and power points for everyday practicality.

First Floor

Gallery Landing Area

A stunning glass balustrade creates an elegant focal point, offering a vaulted view overlooking the main lounge area. A central heating radiator ensures warmth, and the landing provides access to all upstairs accommodation.

Bedroom No. 1

11' 11" x 10' 4" (3.63m x 3.15m)

A well-proportioned double bedroom, featuring a full wall of fitted wardrobes, providing ample storage. A UPVC double-glazed window to the front allows plenty of natural light, while a central heating radiator, spotlights to the ceiling, and power points complete the space.

Bedroom No. 2

15' 7" x 9' 5" (4.75m x 2.87m)

Another generous double bedroom, benefiting from a UPVC double-glazed window to the front aspect. Fitted wardrobes provide excellent storage solutions, while a central heating radiator and power points enhance comfort and functionality.

Bedroom No. 3

11' 11" x 7' 11" (3.63m x 2.41m)

floor-to-ceiling wardrobes, offering plenty of storage. A UPVC double-glazed window to the side aspect, central heating radiator, and power points ensure a bright and practical space, perfect for either a bedroom or walk-in wardrobe.

Bathroom

Complete with a low-flush WC, sink unit, Jacuzzi bath, and a fitted rainfall mains-fed shower cubicle. Tiling to the walls, spotlights to the ceiling, and a fitted shelf storage cupboard provides practicality. A UPVC double-glazed window to the rear allows for natural light and ventilation.

Lower Ground Floor

Games Room

40' 5" x 16' 4" (12.32m x 4.98m)

A truly exceptional entertainment space, spanning approximately 600 sq. ft., ideal for those who love to host and entertain. The room is illuminated by spotlights to the ceiling and features multiple central heating radiators for comfort. A brick-built bar serves as a standout feature, complete with fitted shelving, glass units, a built-in speaker system, fridges, a dishwasher, and a sink. A cupboard houses the gas central heating boiler, ensuring efficiency. A double-glazed door provides direct access to the rear garden, while a UPVC double-glazed window to the front allows for additional natural light, along with plenty of space for sofa's and extra furniture.

WC

A practical space featuring a sink unit and low-flush WC.

Spotlights to the ceiling and a UPVC double-glazed window to the front enhance brightness and ventilation.

Garage

A fully functional garage, featuring power, lighting, and heating, making it an excellent space for additional storage or workshop use. A low-flush WC to the rear adds extra convenience. The garage is accessed via an electric roller shutter door, operated by a fob for easy entry.

Outside

This property boasts an impressive wide frontage, offering two tiers of parking, ensuring ample space for multiple vehicles and the upper tier provides direct access to the large garage. The front aspect is beautifully hard-landscaped, complemented by carefully positioned planting, adding both curb appeal and greenery. A set of steps leads from the lower parking area. The full-width, south-facing rear garden serves as a peaceful retreat, perfect for relaxation and outdoor enjoyment. Thoughtfully designed across two tiers of lawned areas, the garden is divided by a heavily stocked bedding planter, adding colour and depth to the landscape. A mature, tree-lined rear boundary enhances privacy, seating area offers a fantastic space for outdoor area, providing additional seating with direct access from the kitchen diner-perfect for al fresco dining or enjoying the sun.

Additional Information

Tenure: Freehold

Council Tax Band: F

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadbanc checker









These brochures are produced as a guide only. The floor plan and measurements are not to be relied upon for furnishing or any other purposes and are approximate.



