



Offers Over £410,000 Freehold

78 DELAMERE DRIVE | | MANSFIELD | NG18 4DF

**BuckleyBrown**  
ESTATE AGENTS

## YOUR PERFECT FAMILY HOME AWAITS!...

Situated on the sought-after Delamere Drive in Mansfield, this impressive detached house combines spacious living with modern comfort, making it ideal for family life. Boasting five well-proportioned bedrooms and three bathrooms, the property offers generous accommodation in a highly desirable location.

Upon entering the ground floor, you are greeted by a welcoming hallway that leads to a spacious dining area and a well-equipped kitchen, perfect for family meals and entertaining guests. The living room is bright and airy, providing an ideal space for relaxation. Additionally, a versatile fifth bedroom can be used as a sitting room, offering flexibility to suit your lifestyle. A utility room and a convenient shower room complete this level, enhancing the practicality of the home.

On the first floor, the master bedroom features a private en suite bathroom, while three further spacious bedrooms provide ample accommodation for family or guests. A modern family bathroom ensures that all bedrooms have convenient access to contemporary facilities.

Outside, the property benefits from a well-maintained private rear garden, featuring a raised lawn and patio, perfect for outdoor dining and relaxation. The front of the property offers a spacious driveway with additional side parking, providing ample off-road parking. This home presents a wonderful opportunity for families seeking space, comfort, and a family-friendly neighbourhood.

Call the office now to arrange your viewing.





**Hall**  
Spacious hallway leading to;

**Dining Area/Kitchen 15'2" x 16'10"**  
Tiled flooring throughout the kitchen/diner, featuring a unique breakfast bar, space for a dining table and chairs, matching cabinets and ample worktop space. There is an inset ceramic sink, integrated oven and ample space for appliances. Bifold doors lead to the rear garden, along with Velux windows and an additional window overlooking the garden, with spotlights throughout.

**Living Room 11'8" x 20'1"**  
Very spacious, bright and airy living area featuring laminate flooring and a feature fireplace. The room benefits from a large bay window to the front and an additional large window to the rear, allowing plenty of natural light throughout. There is also two central heating radiators creating a comfortable and welcoming space ideal for both relaxing and entertaining.

**Utility 8'5" x 6'7"**  
Handy utility area with matching cabinets and worktop space, an inset sink, Velux window, and a door to the rear elevation. The area also provides access to the shower room.

**Shower Room 8'5" x 8'0"**  
Three piece ground floor shower room with low flush WC, hand wash basin and shower.

**Sitting Area/Bedroom Five 9'2" x 14'6"**  
Currently used as a sitting area/playroom, this versatile room offers ample space to be used as a downstairs bedroom. The room benefits from a central heating radiator and a window to the front elevation.

**Landing**  
Landing leading to the first floor rooms.

**Bedroom One 7'10" x 12'2"**  
Spacious master bedroom with a window to the

front elevation, allowing plenty of natural light. The room benefits from built-in wardrobes providing ample storage and also features access to a private en suite.

**En Suite 7'10" x 5'2"**  
Three piece en suite with shower, low flush WC and hand wash basin,

**Bedroom Two 14'8" x 10'10"**  
Well-proportioned double bedroom with a window to the front elevation. The room includes built-in wardrobes and offers a bright and comfortable space suitable for a range of bedroom furnishings.

**Bedroom Three 11'10" x 8'10"**  
Good-sized bedroom with a window to the rear elevation overlooking the garden. This room offers a pleasant, quiet outlook and space for bedroom furniture.

**Bedroom Four 9'3" x 8'3"**  
Comfortable bedroom with a window to the front elevation, allowing plenty of natural light. The room also benefits from built-in wardrobes for convenient storage.

**Bathroom 6'2" x 8'1"**  
Three piece family bathroom with bath, low flush WC and hand wash basin.

**Garage**  
Internal garage offering ample space for vehicles or additional storage.

**Outside**  
Spacious driveway to the front, providing ample space for parking, with additional parking to the side leading to the back garden through a gate. To the rear is a large, well-maintained private lawn area and a patio, ideal for summer dining and outdoor entertaining.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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