



£255,000 Leasehold

BERRY HILL HALL BERRY HILL LANE | | MANSFIELD | NG18 4FH

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ESTATE AGENTS

CLASSY, MODERN AND STYLISH!.. These are just three of the words that come to mind when viewing this amazing three-bedroom listed property situated in the sought-after location of Berry Hill. You'll find a beautiful nearby park with great local shops and amenities, not to mention restaurants, bars and schools! This property is steeped in quality and style from top to bottom and we can't wait to show you around! Let's head inside..

Upon entry, you will immediately be impressed with the spacious and welcoming hallway where you'll find a handy storage cupboard for convenience. From here, you'll gain access to two double bedrooms, both of which have been kept to a high standard throughout with an excellent amount of space to make use of. Furthermore, there's a contemporary shower room that completes the floor nicely and comprises of a lovely three piece suite.

Heading up to the first floor, you'll be presented with a gorgeous open-plan kitchen/living room/diner that boasts a delightful space to both relax and entertain. The kitchen comes complete with a terrific range of modern wall and base units, along with high-specification integrated appliances to utilise. The living room/diner is a bright and airy space perfect to put your feet up and enjoy sit down meals with family and friends.

The second floor hosts the master bedroom that is equally as impressive and benefits from its own excellent walk-in wardrobe to keep all of your clothes, shoes and bags! Not only that, there's also a fantastic ensuite with a modern four-piece suite and gorgeous full-height tiling.

The outside offers a beautiful frontage with mature shrubs and trees. There's also a secure underground car park to the property, allowing space for handy off-road parking.

You don't want to miss out on this one so don't delay! Call our team today and arrange a viewing!





Entrance

With carpeted flooring, storage cupboard and access to;

Bedroom Two 8'7" x 16'4"

With carpeted flooring, fitted wardrobes, central heating radiator, downlights, central heating radiator and window to the side elevation.

Bedroom Three 9'3" x 15'10"

With carpeted flooring, fitted wardrobe, central heating radiator, downlights and dual aspect windows to the side and front elevation.

Bathroom 4'10" x 7'1"

Complete with a walk-in shower cubicle, low flush WC, hand wash basin, chrome heated towel rail and full-height tiling.

First Floor Landing

With carpeted flooring and access to;

Living Room/Diner 16'0" x 18'7"

Open plan with carpeted flooring, central heating radiator, downlights and windows to the front and side elevation.

Kitchen 9'11" x 10'3"

Complete with a range of modern units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, integrated appliances including AEG oven, AEG microwave, fridge/freezer, Electrolux dishwasher, Miele washer/dryer, Induction hob with stainless steel extractor fan above and downlights.

Second Floor Landing

With carpeted flooring and access to;



Master Bedroom 12'4" x 17'10"

With carpeted flooring, walk-in-wardrobe (6'9" x 10'6"), central heating radiator, downlights, three windows to the front and side elevation and access to;

En Suite 5'9" x 8'7"

Complete with fitted bath with rinser, walk-in shower cubicle, low flush WC, hand wash basin, chrome heated towel rail, full-height tiling and downlights.

Outside

There's a secure underground car park, allowing space for handy off-road parking.





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	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

APARTMENT, 22
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