



£500,000 Freehold

236 NOTTINGHAM ROAD | | MANSFIELD | NG18 4SH

**BuckleyBrown**  
ESTATE AGENTS



WHY WAIT? YOUR DREAM HOME IS JUST A CALL AWAY!...Presented for sale is this exceptional five-bedroom detached home, beautifully positioned on a generous plot with landscaped gardens, offering a perfect combination of space, style, and versatility for modern family living.

Located in Mansfield, the property is well-connected to local amenities, schools, and transport links, providing convenience for daily life while maintaining a lovely residential feel.

The ground floor comprises a series of beautifully appointed reception rooms. The main living room is carpeted and features a striking bay window and a feature fireplace, creating a welcoming focal point. A second spacious living area enjoys garden views, while the formal dining room, with hardwood flooring and a large bay window, offers a stunning space for family gatherings. The kitchen is well-equipped with abundant storage, stylish work surfaces, and an adjoining dining space, complemented by a versatile utility room. A bright conservatory opens directly onto the garden, blending indoor and outdoor living, while a library and office provide flexible spaces for work or relaxation.

Upstairs, the master bedroom benefits from practical storage and a contemporary en suite bathroom. Four further bedrooms provide comfortable accommodation for family or guests, two of which feature charming bay windows overlooking the front of the property. A generous family bathroom and an additional ensuite complete the first floor, offering ample bathing facilities.

Externally, the front of the property offers secure off-street parking for multiple vehicles. The rear garden is a true highlight, featuring a two-tier patio ideal for entertaining, along with expansive landscaped lawns providing a private and tranquil setting for outdoor enjoyment.

This home presents a rare opportunity to acquire a substantial, versatile property in a prime Mansfield location, perfect for families seeking style, space, and functionality.







#### Porch

Access to;

#### Hall

Additional storage cupboard and access to;

#### Living Room 11'4" x 11'11"

Elegantly finished with plush carpeted flooring, striking feature fireplace, central heating radiator and a large bay window to the front elevation, flooding the room with natural light.

#### Dining Room 12'4" x 14'11"

An impressive and generously proportioned room, beautifully appointed with hardwood flooring, central heating radiator, elegant twin windows to the side elevation and a striking bay window to the front of the property, enjoying picturesque views over the front lawn.

#### Living Room 12'5" x 12'7"

The room is enhanced by soft carpeted flooring, an eye-catching feature fireplace, central heating radiator and a generous rear-facing window that frames pleasant garden views.

#### Kitchen 9'3" x 27'5"

A well-appointed space with abundant storage cupboards

and elegant work surfaces, featuring an integrated hand wash basin, stylish dining area and a further inviting zone with plush carpeted flooring, central heating radiator and seamless access to...

#### Conservatory 16'2" x 17'8"

Elegantly finished with carpeted flooring and a central heating radiator, this room is bathed in natural light and enjoys uninterrupted views of the rear garden, creating a sophisticated indoor-outdoor flow with effortless access to the outside.

#### Hall

Access to;

#### Utility

Boasting dual-aspect windows, the space is awash with natural light and ideal for hosting...

#### WC 3'10" x 6'10"

A convenient two-piece suite with a low flush toilet, hand wash basin and elegantly finished, tiled flooring.

#### Library 11'1" x 15'3"

Continuing the carpeted flooring, the room features a sleek media wall, central heating radiator and a rear-facing window, with seamless access to the garden.

#### Office 7'11" x 8'2"

A flexible workspace, crafted to meet your professional or creative needs, offering both functionality and style.

#### Landing

Access to;

#### Bedroom One 10'11" x 12'4"

Elegantly appointed with carpeted flooring, practical storage cupboards, central heating radiator, and a rear-facing window, creating a bright and versatile space.

#### En Suite 6'5" x 6'11"

A four-piece bathroom comprising a low-flush WC, hand wash basin, bath and walk-in shower, complete with a rear-facing window that fills the space with natural light.

#### Bedroom Two 10'11" x 11'10"

A beautifully proportioned room, finished with carpeted flooring and abundant storage, featuring a central heating radiator and a striking bay window that captures sweeping views of the front of the property.

#### Bathroom 6'1" x 12'10"

A grand four-piece suite, featuring his-and-hers sinks, low-flush toilet, spacious walk-in shower and a rear-facing window.

#### Bedroom Three 8'0" x 12'8"

Boasting views of the side of the property, this room is finished with carpeted flooring and a central heating radiator.

#### Bedroom Four 6'9" x 13'7"

Equipped with ample storage cupboards, central heating radiator and carpeted flooring, this elegant room is crowned by a striking bay window to the front elevation, serving as its standout feature.

#### Bedroom Five 6'9" x 9'4"

Finished with carpeted flooring and a central heating radiator, the room is brightened by light from the rear-facing window.

#### Bathroom 6'1" x 8'4"

Appointed with laminate flooring, low-flush toilet, hand wash basin, bath with overhead shower and a wall-mounted towel rail, this bathroom is enhanced by twin rear-facing windows that illuminate the space.

#### Outside

To the front, secure off-street parking accommodates multiple vehicles, while the rear garden unfolds into an expansive, beautifully landscaped space, featuring a generous two-tier patio perfect for alfresco dining and entertaining in style.







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. 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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