



£800,000

WATERSON OAKS | | MANSFIELD | NG18 4LL

BuckleyBrown
ESTATE AGENTS

PREPARE TO BE IMPRESSED!... Stop right here because we have found your forever home. Located in the sought-after area of Berry Hill, this property really is the full package with four well appointed bedrooms, multiple reception rooms and a gorgeous rear garden. Let us show you around...

Starting with the grand entrance hallway which will entice you from the moment you step inside with a welcoming and homely feel. The living room is flooded with natural light whilst also offering a cosy feel with a feature fireplace. Next door, you will find an additional reception room complemented by patio doors to the side. Moving through to the heart of the home, the open plan kitchen/diner. It is simply stunning with neutral decor throughout, all essential appliances, centre island feature and bi-folding doors opening to the garden. Through from here you will be greeted by a unique sun room, great space to enjoy during the summer whether you're reading or having your morning coffee! Following on from here is a bright and serene conservatory to use to your own advantage. Finally, there is an office in which would be perfect for those who work from home, but has the potential to become whatever you desire. Completing the ground floor is a handy utility room and WC for added convenience. Are you ready to hear what upstairs has to offer?

The first floor presents four generous sized bedrooms, all of which benefit from built in wardrobes. Not to mention the master bedroom has the luxury of its very own en suite! Just off the landing there is a four piece family bathroom suite, a tranquil setting to unwind after a long day. Additionally, there are two versatile rooms following on from the third bedroom, both boasting a great space to add your own personal touches too!

Externally this property showcases an enclosed rear garden featuring a decorative lawn and patio seating area, lovely for alfresco dining. To the front you will find an expansive driveway & double garage!

Call Now!





Porch

Light and airy entrance with triple aspect windows to the front, side and rear. Further access to;

Entrance Hallway

Spacious hallway with windows to the front and further access to;

Living Room 14'8" x 26'10"

Expansive reception room with dual aspect windows to the front and side along with sliding doors opening to the rear garden. Fitted with a feature fireplace creating a warm and cosy atmosphere.

Music Room 11'6" x 18'8"

Additional reception room offering ample space for all your desired furnishings. Fitted with a window to the rear, velux window and patio doors opening externally to the side elevation.

Office 10'2" x 9'8"

Additional reception room with a box window to the front elevation. This room currently lends itself perfectly as an office, ideal for those who work from home.

Kitchen/Dining Room 16'4" x 20'8"

Stunning neutral kitchen diner, open plan layout designed to

feel both spacious and intimate. The kitchen area is complete with a range of matching wall and base cabinets, inset sink and drainer integrated appliances and ample worktop space. The heart of the room offers a centre island, creating a wonderful space for both cooking and socialising. The dining area boasts space for a set of sleek table and chairs to enjoy sit down meals with family and friends. Complemented by a velux window and bi-folding doors to the rear. This evokes a seamless transition to the garden. Leading access into the inner hallway.

Inner Hallway

Handy hallway with a fitted storage cupboard, external door to the rear and access to the garage.

Sun Room 7'7" x 8'7"

Beautiful room with a window to the rear, access to the utility and bi-folding doors giving access to the conservatory. This area is highly versatile and would make a lovely space to enjoy your morning coffee or read a book.

Conservatory 9'1" x 12'1"

Surrounding windows filling the room with an ambiance of natural daylight, space for ample furniture and patio doors opening to the side.

Utility 8'7" x 16'7"

Complete with a range of matching wall and base cabinets,



inset sink and drainer and ample worktop space. Dual aspect windows to the front and side elevations. Further space and plumbing for a washing machine, tumble dryer and a fridge freezer.

Landing

Spaciously appointed with leading access into;

Bedroom One 14'6" x 14'8"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation. Access to a private en suite feature.

En Suite 7'0" x 8'0"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the front elevation.

Bedroom Two 11'11" x 14'8"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Three 10'1" x 11'3"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation. Access into an additional storage/versatile room.

Bedroom Four 10'1" x 11'8"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Versatile Room One 12'6" x 17'6"

Versatile room with eaves storage and a velux window. Potential to be used as games room, cinema room, additional bedroom or whatever you desire.

Versatile Room Two 8'7" x 12'6"

Additional versatile room accessible from room one, with a velux window and a window to the side elevation. Potential to be used as games room, cinema room, additional bedroom or whatever you desire.

Bathroom 5'8" x 10'11"

Modern four piece suite including a hand wash basin, low flush WC, shower and a bath. Window to the rear elevation.

Garage 17'5" x 16'7"

Double garage allowing for ample storage or off road parking as well as access into the hallway.

Outside

Externally you are greeted with an impressive sized driveway and double garage allowing for ample off road parking. Enclosed garden to the rear with a lawn, patio seating area and hedge surround offering a degree of privacy, making this the perfect space for you to enjoy all year round.



Ground Floor
189sq.m/2032.62sq.ft
Approx.



First Floor
121sq.m/1299.98sq.ft
Approx.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	81
EU Directive 2002/91/EC		

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