



Offers Over £350,000 Freehold

91 CHATSWORTH DRIVE | | MANSFIELD | NG18 4QU

**BuckleyBrown**  
ESTATE AGENTS



**FOUR-BEDROOM FAMILY HOME OFFERING SIGNIFICANT POTENTIAL..** Located on Chatsworth Drive in Mansfield, this substantial detached family home offers an excellent opportunity for buyers seeking a property in need of full modernisation. Set within a convenient residential location close to local amenities, schools and transport links, the property provides generous accommodation and plenty of potential to redesign and update throughout.

The ground floor comprises a spacious dining room, ideal for family living and entertaining, alongside a kitchen which offers good space but requires updating. A ground floor WC provides added convenience, while the living room leads into a conservatory, offering additional reception space overlooking the rear garden.

To the first floor, there are four well-proportioned bedrooms, two of which benefit from built-in wardrobes. The main bedroom includes an en suite, and a separate family bathroom serves the remaining bedrooms. Both bathrooms would benefit from refurbishment, presenting further scope for improvement.

Externally, the property features a large driveway providing ample off-road parking and access to a garage. To the rear is a generous garden with a lawn and patio area, along with an outbuilding offering additional storage or potential workspace.

Overall, this property represents a great opportunity for purchasers looking to modernise and add value in a well-established location.







#### Hall

Carpeted flooring with central heating radiator and access to ground floor rooms.

#### Dining Room

Dining room with carpeted flooring, central heating radiator and window to the front elevation.

#### Kitchen 12'5" x 11'3"

Matching cupboards with ample worktop surfaces, a breakfast bar, integrated appliances with space for additional appliances, and a window to the front elevation.

#### WC

Low flush WC

#### Living Room 12'5" x 21'3"

Carpeted flooring with central heating radiator, feature fireplace and window to the front elevation and doors leading to the conservatory.

#### Conservatory 12'5" x 12'7"

Spacious conservatory with surrounding windows and doors to the rear elevation leading into the garden.

#### Landing

Spacious landing with access to all first floor bedrooms.

#### Bedroom One 10'5" x 11'9"

Spacious bedrooms with carpeted flooring, built in wardrobes, access to its own en suite, and a window to the rear elevation.

#### En Suite 6'11" x 6'0"

Fitted with a hand wash basin and shower.

#### Bedroom Two 12'5" x 9'6"

Carpeted bedroom with built in wardrobes, central heating radiator and window to the front elevation.

#### Bedroom Three 12'5" x 9'9"

Carpeted bedroom with central heating radiator and window to the front elevation.

#### Bedroom Four 6'10" x 11'4"

Carpeted bedroom with central heating radiator and window to the rear elevation.

#### Bathroom 6'11" x 6'0"

Three piece suite with bath and shower over, hand wash basin and low flush WC.

#### Outside

Spacious driveway to the front elevation with room for multiple cars. This property

also boasts a garage to the front. Spacious rear garden with laid to lawn area, outhouse building and patio area.









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. Specially 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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