



£350,000 Freehold

15 BIRCH GROVE | | MANSFIELD | NG18 4JH

**BuckleyBrown**  
ESTATE AGENTS

CONVENIENCE AND CHARACTER..Nestled in the charming area of Birch Grove, Mansfield, this delightful detached property offers a wonderful opportunity for those seeking comfort, privacy, and convenience. With its own private driveway, it's ideal for individuals or families looking for a serene living space while remaining close to the vibrant community of Mansfield.

Upon entering, you are greeted by a bright and welcoming dining area, which also features the staircase leading to the first floor. This space provides a lovely setting for family meals or casual gatherings, creating a warm first impression. Beyond this, the home offers a comfortable living room — perfect for relaxing or entertaining guests. The well-appointed kitchen is designed with practicality in mind, offering modern fittings, ample storage, and space for essential appliances. A contemporary shower room is conveniently located on the ground floor, fitted with stylish fixtures and finishes. Completing the ground floor accommodation is the master bedroom, providing a spacious and peaceful retreat that benefits from easy access to the main living areas.

To the first floor, you'll find two further bedrooms, both well-proportioned and versatile, ideal for use as guest rooms, children's rooms, or a home office. These spaces are designed to accommodate a variety of needs while maintaining comfort and functionality.

Outside, the property boasts a lovely rear garden featuring an area of laid to lawn grass and a footpath, offering a low-maintenance outdoor space perfect for relaxing, enjoying a morning coffee, or hosting summer barbecues with friends. To the front is a large driveway with a garage and an electric vehicle charging point.

This charming home in Birch Grove is not just a property — it's a place where comfort, style, and practicality come together to create a truly inviting living environment.





### Hallway

Open plan hallway with laminate flooring leading directly into the dining room.

### Dining Room 14'2" x 19'9"

Dining room with ample space for your desired dining furniture, central heating radiator and a window to the front elevation.

### Living Room 13'5" x 15'7"

Laminate flooring spacious living room with feature fireplace, central heating radiator and a window to the front elevation.

### Kitchen 16'5" x 7'11"

Matching cupboards with wooden worktops above, integrated appliances such as a double oven and inset Belfast sink, space

for more appliances, central heating radiator and a window to the rear elevation along with a patio door leading to the rear garden.

### Shower Room 6'1" x 6'3"

Three piece suite with a WC, hand wash basin and shower.

### Bedroom One 16'0" x 10'8"

Ground floor spacious bedroom with built in wardrobes, central heating radiator and windows to the rear elevation.

### Landing

Landing leading to the first floor rooms.

### Bedroom Two 13'5" x 10'11"

Carpeted spacious bedroom with central heating radiator, eaves storage and a window to the front elevation.

### Bedroom Three 11'2" x 10'11"

Carpeted spacious bedroom with central heating radiator, eaves storage and a window to the front elevation.

### Eaves Storage

Ample storage space.

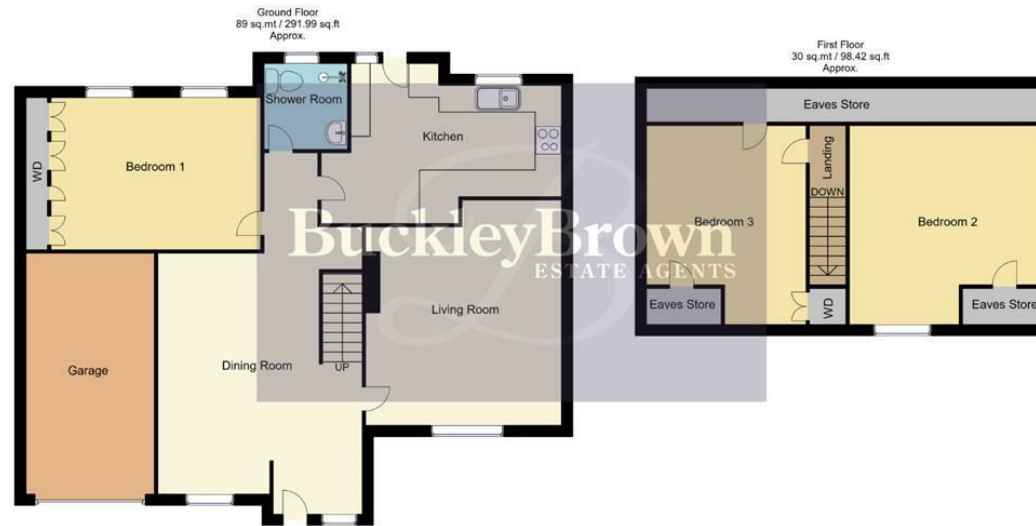
### Outside

Large driveway to the front with spacious lawn area. To the rear is a patio area under a pergola along with a well maintained lawn.

### Garage 9'1" x 16'8"

Ample space for vehicle/storage.





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			
		69	82
England & Wales		EU Directive 2002/91/EC	

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