



Price Guide £425,000

53 BERRY HILL LANE | | MANSFIELD | NG18 4BP

BuckleyBrown
ESTATE AGENTS

PRICE GUIDE £425,000-£450,000

HOMELY, INVITING & SPACIOUS!...

These are just some of the words we can use to describe this amazing four-bedroom family home! Having been faithfully restored, this detached property will make the perfect family home and one you are definitely proud to call your own.

Upon entering, you're welcomed by a tiled hallway that sets the tone for the warmth and style found throughout the home. The main living room boasts exposed ceiling beams and a feature log burner, creating a cosy ambiance ideal for relaxation. This space seamlessly flows into the open-plan kitchen/dining area, which is fitted with matching cabinetry, ample worktop space, and room for dining furniture. A second log burner adds charm, while double doors lead into the bright conservatory—offering views of the garden and access to a convenient WC. A second living room provides additional space for entertaining or unwinding, and a ground-floor shower room with a three-piece suite adds practicality.

Upstairs, three well-proportioned bedrooms await, including a third bedroom with its own en-suite. The main bathroom features a modern three-piece suite. The top floor hosts a spacious fourth bedroom, offering flexibility for various needs.

At the front, the property boasts an expansive driveway complemented by an integrated garage, offering ample off-street parking. Decorative shrubbery enhances the kerb appeal, providing a welcoming and well-maintained appearance. To the rear, the garden features a well-kept laid lawn and a paved patio seating area, ideal for outdoor dining and relaxation. An outbuilding offers additional storage or versatile use, while mature trees and surrounding shrubbery add a touch of nature and privacy. The space is enclosed by secure fencing, creating a tranquil and secluded outdoor retreat.

This exceptional home combines space, style, and versatility, making it a must-see for those seeking a property that caters to a dynamic lifestyle.





Entrance Hall

A welcoming entrance hall featuring stylish tiled flooring, double doors and a window to the front elevation and a door to the rear elevation. The hall leads seamlessly into the main areas of the home.

Living Room 18'8" x 19'9"

This characterful living room features laminate flooring and exposed ceiling beams, offering a touch of charm. A feature log burner creates a warm and inviting focal point, perfect for cosy evenings. The space enjoys an open-plan design that flows seamlessly into the kitchen/dining room, ideal for modern

living and entertaining. With a window to the front elevation.

Kitchen/Dining Room 18'8" x 12'0"

This spacious kitchen/dining room is fitted with matching wooden cabinetry, generous worktop space, and an inset sink with drainer. There is ample room for dining furniture, making it ideal for both everyday meals and entertaining. The dining room also benefits from a charming feature log burner, adding warmth and character. Double doors open into the conservatory, enhancing the flow of natural light. With a window to the side elevation.



Conservatory 17'7" x 8'6"

The conservatory features double doors and windows to the rear, allowing for plenty of natural light and offering views of the garden. It's a bright and versatile space, ideal for relaxing or entertaining throughout the year. With access to the WC.

WC 5'4" x 8'6"

Complete with a low flush WC and hand wash basin. With a window to the rear elevation.

Second Living Room 13'1" x 13'6"

This inviting living room offers a bright and spacious setting, ideal for both everyday

relaxation and entertaining. The room features a large rear facing window that allows natural light to flood the space, enhancing the warmth of the neutral décor.

Shower Room 8'8" x 7'2"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

Landing

Surrounding doors providing access into;

Bedroom Two 14'2" x 13'8"

With carpeted flooring, central heating radiator and a window to the front elevation.



Bedroom Three 10'7" x 13'8"

With carpeted flooring, central heating radiator and a window to the front elevation. This room further benefits from its own en-suite facility.

En-suite 6'2" x 8'3"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

Bedroom Four 12'0" x 12'0"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 6'2" x 8'3"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

Landing

With stairs rising to the top floor.

Bedroom One 18'9" x 11'3"

With a central heating radiator and a window to the side elevation.

Outside

The front of the property features an expansive driveway and an integrated garage, providing ample off-street parking. Decorative shrubbery enhances the kerb appeal, offering a welcoming and well-maintained appearance. To the rear, the garden includes a well-kept laid lawn, a paved patio seating area ideal for outdoor dining, and an outbuilding for additional storage or versatile use. Mature trees and surrounding shrubbery add a



touch of nature and privacy, all enclosed by secure fencing to create a tranquil and secluded outdoor retreat.

Outhouse 16'10" x 8'10"

This versatile outbuilding offers a flexible space that can be tailored to suit your individual needs. Whether you envision a home office, creative studio, gym, or additional storage, this structure provides the ideal foundation to bring your ideas to life. Its adaptability makes it a valuable addition to the property, catering to a variety of lifestyle requirements.







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		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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