



£385,000 Freehold

18 THE DUKERIES | MANSFIELD | NG18 3LN

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YOUR NEXT CHAPTER STARTS HERE. Nestled within the highly sought-after Dukeries development in Mansfield, this beautifully presented four-bedroom home offers the perfect balance of comfort, style and convenience for modern family living. Surrounded by attractive green spaces and nearby parks, the location is ideal for families, providing plenty of opportunities for outdoor play and leisurely walks. Excellent local amenities, reputable schools and convenient transport links are all within easy reach, making this an exceptional setting for both relaxation and practicality.

Step inside and you are welcomed by a bright and inviting entrance hallway, complete with a handy ground floor WC and cloakroom. The generous living room provides a wonderful space to relax or entertain, with large windows allowing natural light to pour in and create a warm, homely atmosphere. To the rear, the contemporary kitchen/dining room is thoughtfully designed with modern appliances, ample storage and plenty of workspace – perfect for family meals and social gatherings. A separate utility room, located just off the kitchen, adds further convenience and keeps everyday tasks neatly tucked away.

Upstairs, the property continues to impress with four well-proportioned bedrooms, each offering a peaceful retreat. The spacious principal bedroom benefits from its own stylish en suite shower room, while the remaining bedrooms are served by a modern and well-appointed family bathroom.

Externally, the home features a pleasant, low-maintenance rear garden – ideal for children to play, outdoor entertaining or simply unwinding during the warmer months. Off-street parking completes the package, ensuring practicality matches the home's appealing interior.

This fantastic property truly embodies comfortable family living in a desirable location — a place you won't just move into, but instantly feel at home in.

Early viewing is highly recommended – call now to arrange yours before it's gone.





Entrance Hallway

Spacious entrance hallway with a window to the front elevation and leading access into;

Cloak Room

Excellent storage space with fitted cupboards, shelving and a built in bench.

Living Room 10'9" x 15'8"

Generous sized reception room with stunning flooring, central heating radiators, feature wall and a log burner fireplace. Large box window to the front elevation allowing a wealth of natural daylight to flow through.

Kitchen/Dining Room 26'0" x 6'11"

Complete with a range of matching shaker style cabinets, belfast sink and integrated

appliances. Expansive dining area offering ample room for your desired furnishings, complemented by french doors opening onto the rear garden. Windows fitted to the rear. Access to a handy utility room.

Utility 7'6" x 5'5"

Fitted wall and base cabinets, worktops over and further space and plumbing for a washing machine and tumble dryer.

WC 3'2" x 5'2"

Fitted with a hand wash basin and a low flush WC.

Landing

Carpeted landing with a fitted cupboard and leading access into;



Bedroom One 10'10" x 13'11"

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

En Suite 6'0" x 3'9"

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

Bedroom Two 9'3" x 12'2"

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

Bedroom Three 8'4" x 12'3"

Laminate flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Four 8'9" x 8'4"

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

Bathroom 7'2" x 8'4"

Three piece family bathroom including a hand wash basin, low flush WC and a bath with an overhead shower. window to the rear elevation.

Storage 7'6" x 5'2"

Accessible via a garage door to the front elevation.

Outside

Low maintenance frontage with a well kept lawn and a private driveway. The rear garden offers an enclosed lawn, patio seating area, pergola and fence surround.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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