



£475,000 Freehold

8 CHATSWORTH DRIVE | | MANSFIELD | NG18 4QR

**BuckleyBrown**  
ESTATE AGENTS

## YOUR DREAM HOME AWAITS!

Situated in the heart of Berry Hill, one of Mansfield's most sought-after areas, this beautifully presented four-bedroom detached bungalow offers an exceptional opportunity for a wide range of buyers. Ideally positioned close to local amenities, shops, well-regarded schools, parks, and excellent transport links, the property perfectly balances convenience with comfortable living.

Immaculately maintained and ready to move straight into, the home opens with a bright and welcoming entrance hall leading into a modern fitted kitchen, complete with a range cooker and a breakfast bar that neatly defines the space within the open-plan layout. Flowing seamlessly from here is the impressive living and dining room, a light-filled space featuring bi-fold doors to the rear, providing direct access to the well-maintained garden.

Further enhancing the practicality of the home is a separate utility room, along with a versatile fourth bedroom, currently used as a home office, making it ideal for those working from home or in need of flexible living space.

In addition to this, you are welcomed by three spacious bedrooms, one of which benefits from access to an en-suite. A modern, well-appointed family bathroom completes the internal layout, featuring a freestanding bath, vanity wash hand basin, and contemporary finishes.

Externally, the property continues to impress. To the front, there is off-street parking via a private driveway. The rear garden is fully enclosed and predominantly laid to lawn, complemented by a decked seating area with a wooden pergola—creating the perfect space for outdoor entertaining and relaxing.

Early viewing is highly recommended, as this superb bungalow is sure to make the perfect home.





### Entrance Hall

A bright and welcoming entrance hall, creating an immediate sense of space and openness.

### Kitchen 12'3" x 10'11"

Modern in style, the kitchen is fitted with a range of wall and base units complemented by work surfaces over. It features an inset sink and drainer, a range cooker with extractor hood above, and space for a freestanding fridge freezer. A breakfast bar provides additional seating while subtly defining the kitchen area within the open-plan layout.

### Living Room/Dining Room 10'11" x 21'7"

#### Living/Dining Room

Open plan to the kitchen, this beautifully presented space is ideal for both relaxing and entertaining. Natural light floods the room via a window to the front elevation and bi-fold doors to the rear, offering seamless access to the

landscaped garden. Wood-effect flooring flows throughout, enhancing the sense of continuity. The room offers a clearly defined dining area to the rear and a comfortable living space to the front.

### Utility 2'7" x 10'11"

Conveniently accessed from the kitchen, the utility room offers space and plumbing for a washing machine, with a work surface above. It also benefits from a side access door and a window to the side elevation, providing natural light and practicality.

### Office/Bedroom Four 8'11" x 11'11"

Currently used as a home office, this versatile and well-proportioned room features carpeted flooring, a central heating radiator, and a window overlooking the rear elevation. It could easily serve as a playroom, snug, or additional bedroom if required.

### Bedroom One 12'4" x 12'11"

A spacious and beautifully presented master bedroom, featuring carpeted flooring, a central heating radiator, two windows to the front elevation, and wardrobe space which creates a walk way to a modern en-suite.

### En-Suite 8'5" x 4'8"

Accessed from the main bedroom, the en-suite comprises a contemporary three-piece suite including a shower cubicle, low-level WC, and a vanity wash hand basin. A black heated towel rail adds a stylish touch, with tiled flooring and a window to the side elevation completing the space.

### Bedroom Two 14'9" x 9'11"

A generously sized second bedroom with carpeted flooring, a central heating radiator, and two windows to the front elevation, allowing for plenty of natural light.

### Bedroom Three 9'11" x 11'4"

A spacious third bedroom, comfortably accommodating a double bed. The room features carpeted flooring, a central heating radiator, and a window to the side elevation.

### Bathroom 7'9" x 5'10"

A modern family bathroom fitted with a stylish three-piece suite comprising a freestanding bath, vanity wash hand basin, and low-level WC. The room is finished with tiled flooring, partially panelled walls, and a window to the side elevation.

### Outside

The property is beautifully presented both to the front and rear. To the front, there is convenient off-street parking via a driveway alongside a well-maintained lawned area. The rear garden is fully enclosed, predominantly laid to lawn, and features a decked seating area with a wooden pergola overhead—perfect for outdoor entertaining and enjoying the summer months.



Ground Floor  
123sq.m/1328.57sq.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		70	78
(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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