

Offers Over £350,000 Freehold

113 MANSFIELD ROAD | SKEGBY | SUTTON-IN-ASHFIELD | NG17 3ED

BuckleyBrown ESTATE AGENTS

A UNIQUE OPPORTUNITY. Positioned on Mansfield Road in the charming area of Skegby, Sutton-In-Ashfield, this unique detached house offers a distinctive living experience. The property features a split-level design, with the living room situated on the first floor, providing a delightful view and direct access to the garden through steps that lead down to the outdoor space.

Upon entering, you are welcomed by a spacious porch area that leads into a generous hall. The ground floor boasts a large utility room and a convenient WC, making daily living effortless. The heart of the home is the expansive dining room and kitchen, which is both functional and inviting. Adding to its charm is a handy conservatory, complete with its own WC, perfect for enjoying the garden views in comfort.

Ascending to the first floor, you will find the living room, which is a bright and airy space ideal for relaxation. This level also accommodates two well-proportioned bedrooms and a family bathroom, ensuring ample space for family or guests.

A striking spiral staircase leads you to the master bedroom, a private retreat that features its own en suite bathroom, providing a touch of luxury and privacy.

Outside, the property is complemented by a lovely garden, offering a tranquil space for outdoor activities or simply unwinding in the fresh air. This home is a rare find, combining unique architectural features with practical living spaces, making it an ideal choice for families or those seeking a distinctive residence in a desirable location.









Entrance Hall
Hall with access to;

Porch 9'6" x 8'2"
Second access point leading to the hall.

Utility 12'7" x 13'3"
Spacious utility area featuring matching cabinets, ample space for appliances, an inset sink, and convenient access to a WC.

WC 5'9" x 2'7"
Low flush WC with hand wash basin.

Conservatory 5'9" x 13'3"
Conservatory currently used for tool storage, easily adaptable as an extra sitting area, with access to the outdoors and its own WC.

Kitchen/Dining Room 21'4" x 12'7"
Open-plan kitchen and dining area featuring matching wooden cabinets and worktops, tiled flooring, and inset appliances including oven and sink. There is ample space for your desired dining furniture, with large windows to the front elevation. The impressive layout is unique and stylish.

First Floor Landing
Stairs leading to the first floor.

Living Room 12'9" x 16'0"
Unique living area featuring a log burner and exposed brick walls, with patio doors leading to a raised rear garden, accessed via a few steps down from the living space, creating a distinctive split-level effect

Bedroom Two 12'2" x 12'7"
Spacious bedroom with elegant wooden flooring and abundant natural light from windows to both the front and side elevations, creating a bright and welcoming atmosphere.

Bedroom Three 8'4" x 12'7"
Bedroom 3 with a window to the front elevation, offering an ideal space for a nursery, home office, or guest room.

Bathroom 9'2" x 8'5"
Three piece spacious bathroom with bath, low flush WC and hand wash basin.

Second Floor
Feature spiral staircase to the second floor.

Bedroom One 21'4" x 21'1"
Spacious, bright, and airy bedroom featuring wooden flooring, built-in wardrobes, and access to its own en suite. This impressive room is enhanced by two large front-facing windows, flooding the space with natural light.

En-Suite 8'10" x 7'7"
Three piece en suite with low flush WC, hand wash basin and shower.

Outside
The property is set within mature surroundings with trees and shrubs. A patio area sits just before the steps leading up to the split-level living room, perfect for outdoor relaxation. At the front, a well-maintained lawn enhances the home's curb appeal along with a large driveway with space for multiple cars.











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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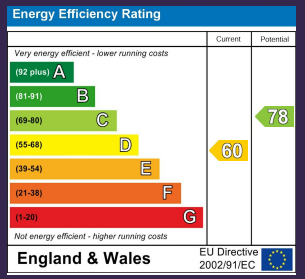

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