



£260,000

Sapphire Street, Mansfield,



Welcome to BuckleyBrown, where every home  
is carefully presented, so you can explore  
with clarity and confidence.

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"I'm always impressed by a home that's been looked after like this! Impeccably presented throughout, the stunning first-floor living room with its feature media wall and Juliet balcony steals the show, framing beautiful views. This is one you'll want to snap up before someone else does!"

- Tim, Valuer



## L|OOKS LIKE HOME

### Modern Family Living Across Three Spacious Floors!

Beautifully presented from top to bottom, this impressive four-bedroom semi-detached townhouse offers stylish, turn-key living with versatile accommodation spread across three floors. Lovingly maintained by the current owners, this is the perfect home for growing families looking for space, comfort and convenience in the sought-after Berry Hill Quarry development.





## THE FINER DETAILS

***Step inside this beautifully presented semi-detached townhouse and discover a home that has been thoughtfully designed with modern family living in mind.***

Set over three spacious floors, this impressive property offers versatile accommodation, contemporary finishes and a layout that effortlessly caters to everyday life.

The ground floor welcomes you with a bright entrance hall leading through to the heart of the home – a stunning open-plan kitchen and dining room. Finished with modern units and ample worktop space, this sociable room is ideal for everything from busy weekday breakfasts to entertaining family and friends. A separate utility room provides valuable additional storage and laundry space, while a convenient downstairs WC completes the ground floor.

Moving to the first floor, you'll find a spacious and inviting living room filled with natural light, creating the perfect place to relax at the end of the day. Also on this level is a generous fourth bedroom, offering flexibility as a guest room, home office or playroom, alongside a modern family bathroom.

The second floor is dedicated to the remaining three bedrooms, including an impressive principal bedroom complete with fitted wardrobes and its own en-suite shower room. Two further well-proportioned bedrooms provide ample accommodation for children, guests or those working from home.

Outside, the rear garden has been designed for low-maintenance enjoyment, featuring a patio seating area ideal for summer dining, along with a raised section of AstroTurf providing the perfect space for children to play or simply relax in the sunshine. To the front, the property benefits from a driveway providing off-road parking for two vehicles, along with access to the integral garage.

Beautifully maintained throughout and ready for its next chapter, this fantastic family home offers modern living, flexible space and a sought-after location, making it a property that simply needs to be viewed to be fully appreciated.

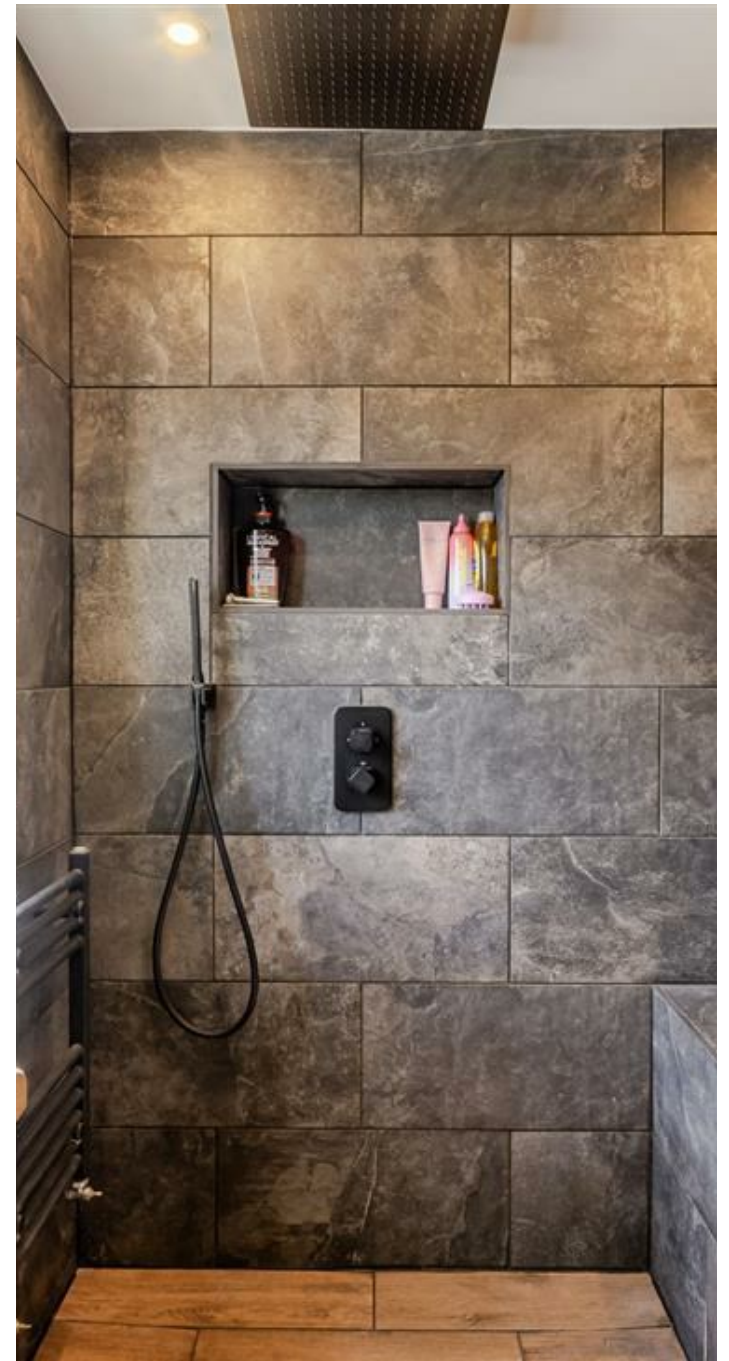






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## LIFE IN BERRY HILL, MANSFIELD

*Situated within the highly desirable Berry Hill Quarry development, this property enjoys one of Mansfield's most sought-after residential locations. Popular with families and professionals alike, the area offers a wonderful balance of modern living, green open spaces and excellent everyday convenience.*

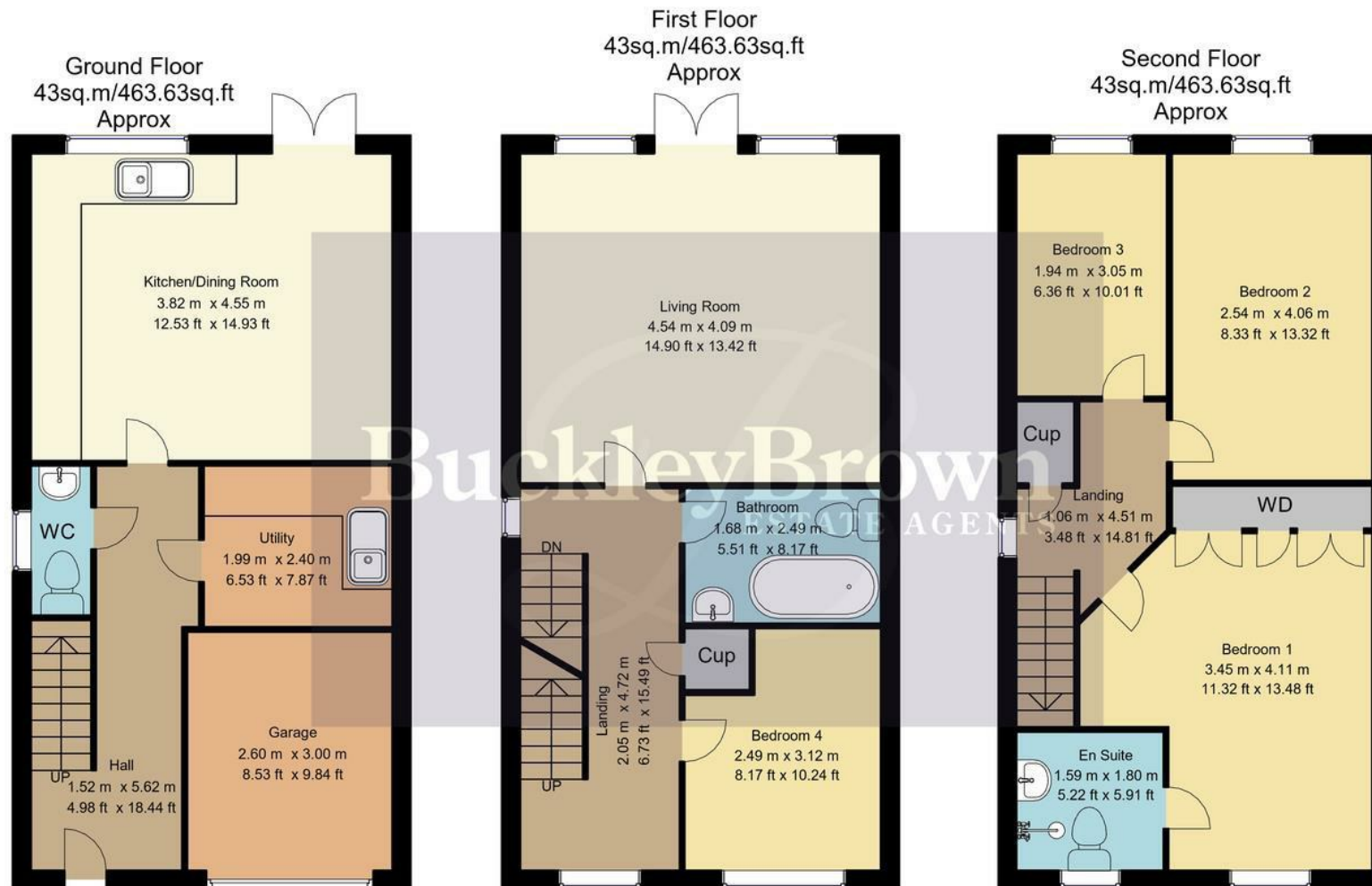
Just a short distance away, you'll find a wide range of local amenities including supermarkets, cafés, healthcare facilities, gyms and well-regarded schools, making day-to-day life effortless. Berry Hill Park is also nearby, providing open green space, children's play areas and scenic walking routes, perfect for families, dog walkers and those who enjoy the outdoors.

Commuters will appreciate the excellent transport links, with easy access to Mansfield town centre, the A38, A60 and A617, providing convenient routes towards Nottingham, Chesterfield and the M1 motorway. Mansfield train station also offers direct rail services to Nottingham and Worksop.

For leisure, residents can enjoy nearby attractions such as Sherwood Pines, Sherwood Forest, Rufford Abbey Country Park and Vicar Water Country Park, all offering beautiful countryside, walking trails and outdoor activities throughout the year.

Combining a modern community feel, excellent local amenities and fantastic transport connections, Berry Hill Quarry continues to be one of Mansfield's most desirable places to call home, making it an ideal location for families looking to enjoy both convenience and quality of life.





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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## Key Features

Beautifully presented semi-detached townhouse

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Four well-proportioned bedrooms

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Modern kitchen/dining room

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Separate utility room & downstairs WC

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Spacious first-floor living room

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Master bedroom with modern en-suite

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Low-maintenance rear garden - Patio seating area & raised area of AstroTurf

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Integral garage & driveway parking for two vehicles

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Sought-after Berry Hill Quarry location

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EPC Rating - C | Council Tax Band - C

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Approx. Sq Ft - 1,390.89

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exceptional representation.

Let's Chat.

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