



Guide Price £425,000 Freehold

15 BORROWDALE CLOSE | | MANSFIELD | NG18 4TN

**BuckleyBrown**  
ESTATE AGENTS

**\*\* GUIDE PRICE £425,000-£450,000\*\***

## STANDING PROUD!

Tucked away in a quiet corner of Berry Hill, Mansfield, this beautiful four-bedroom detached home feels like the perfect family retreat. From the moment you arrive, the neat decorative garden and inviting pathway draw you towards the front door, hinting at the warmth and space waiting inside. Let's take a look inside...

Step into the hallway and you're instantly greeted by light. To the right, the living room stretches out generously, its feature fireplace creating a cosy focal point. Imagine winter evenings here, curled up by the fire, or summer days with the patio doors thrown open, leading straight out into the garden. Moving through to the heart of the home, which is without doubt the open-plan kitchen and dining area. Spacious, modern and practical, it's designed for family gatherings – whether that's weekday breakfasts, homework at the table, or Sunday roasts with friends. A handy utility room keeps the day-to-day running smoothly, while the downstairs WC adds extra convenience.

Upstairs, four well-proportioned bedrooms await. The master enjoys its own ensuite, a private escape at the end of the day. Two bedrooms come with built-in wardrobes, making the most of space, and all share a bright family bathroom off the landing.

But it's when you step outside that the magic really happens. The rear garden is a little sanctuary – beautifully kept with a lush green lawn, vibrant planting and multiple decked seating areas. It's the sort of garden where children can play freely, where summer barbecues spill late into the evening, and where you can always find a quiet corner to unwind.

Practicality hasn't been forgotten either with multiple upgrades. To the front, a private driveway and double garage mean parking is never an issue, giving both convenience and security.

This isn't just a house – it's a home that offers space, comfort and a wonderful setting for a growing family. Call now to arrange a viewing!





#### Entrance Hallway

Spacious hallway with access into;

#### Living Room 11'3" x 18'10"

Generous sized living room with a feature fireplace, windows to the front and patio doors opening to the rear garden. Perfect for entertaining during the summer months, bringing the outside inside.

#### Kitchen/Dining Room 11'3" x 18'10"

Stunning kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and ample worktop space. Plenty of space for your desired furniture. Dual aspect windows to the front and rear along with access to a handy utility room.

#### Utility 6'0" x 4'7"

Fitted wall and base cabinets, worktops over, inset sink with drainer and further space and plumbing for a washing machine and tumble dryer. External door to the rear elevation.

#### WC 2'8" x 6'5"

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

#### Landing

Carpeted flooring, storage cupboard and leading access into;

#### Bedroom One 10'5" x 12'0"

Wood laminate flooring, central heating radiator, built in wardrobes, an en suite and a window to the rear.

#### En Suite 3'2" x 11'6"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear.

#### Bedroom Two 12'0" x 7'3"

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

#### Bedroom Three 10'5" x 6'9"

Carpeted flooring, central heating radiator and a window to the front.

#### Bedroom Four/Office 8'8" x 12'0"

Carpeted flooring, central heating radiator and a window to the front.

#### Bathroom 6'5" x 11'6"

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

#### Double Garage 15'8" x 17'7"

Excellent for additional storage or secure off road parking. With an external door to the side elevation.

#### Outside

The front of the property boasts a well kept decorative garden with a pathway leading up to the front door. Not to mention there is also a private driveway and double garage, providing secure off road parking. Well, the rear garden is beautiful with a neat lawn, multiple decked seating areas, colourful plants 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. 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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**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		73	80
England & Wales		EU Directive 2002/91/EC	

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