



£280,000 Freehold

24 SHILLING ROAD | MANSFIELD | NG18 6AF

BuckleyBrown
ESTATE AGENTS

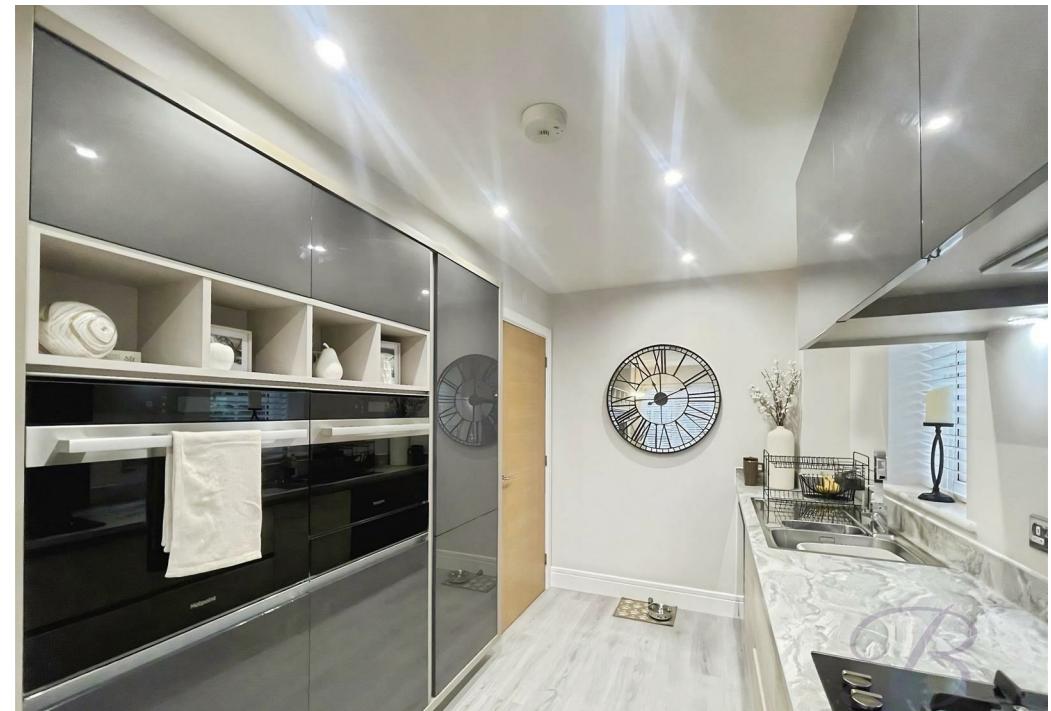
PERFECTION! That's the word that immediately comes to mind when describing this beautifully presented three-bedroom detached home, located in the ever-popular area of Mansfield—and we're confident you'll agree. Finished to an exceptionally high standard throughout, each room boasts an array of stylish features complemented by tasteful neutral décor that is sure to impress even the most discerning buyer.

From the moment you arrive, the property makes a striking first impression, standing proudly with a driveway providing off-street parking, a neat front lawn, and a beautifully landscaped, enclosed rear garden. A closer inspection reveals just how impressive the internal accommodation truly is.

Upon entry, you are welcomed by an inviting entrance hall which flows seamlessly into the stunning open-plan kitchen/diner. The lounge offers a relaxed yet light and airy atmosphere, perfect for unwinding. The kitchen is a real showstopper, featuring a contemporary range of wall and base units along with a selection of integrated appliances. There is ample space for a dining table and chairs, creating a fantastic social hub ideal for entertaining family and friends. Patio doors from the living area open directly onto the rear garden, enhancing the sense of space and indoor-outdoor living. Completing the ground floor is a useful utility cupboard and a convenient downstairs WC.

The first floor is equally impressive, offering three well-proportioned bedrooms. The master bedroom benefits from a beautiful en-suite, fitted with a modern white suite, while the sleek family bathroom is finished to the same high standard.

Externally, the property continues to shine. The landscaped rear garden features a dedicated patio seating area alongside a well-maintained astroturf lawn, perfect for low-maintenance enjoyment. An additional outbuilding, complete with light and power, provides versatile space that can be adapted to suit the new owner's needs—whether as a home office, gym, or hobby.





Entrance Hall

Giving access to;

Dining Kitchen

Complete with a range of modern cabinetry with complimentary work surface above, inset one and a half bowl sink and drainer with mixer tap over.

Complemented by integrated appliances such as two eye level double ovens, fridge freezer and gas hob. There are windows to the side and to the front elevations and laminate flooring. There is ample space for dining furniture providing a great space for hosting. There is also access to a utility room.

Utility Room

Complete with work surface, cabinetry and space and plumbing for essential appliances.



Living Room

This gorgeous cosy room benefits from having patio doors leading to the garden, carpeted flooring and central heating radiator. There are also the stairs leading to the first floor accommodation.

WC

Complete with a low flush WC and hand wash basin.

First Floor Landing

Giving access too;

Master Bedroom

Complete with carpeted flooring, windows, central heating radiator, fitted wardrobes and access to its very own en-suite facilities.



En Suite

Complete with a three piece suite comprising of a walk in shower, low flush wc and hand wash basin.

Bedroom Two

Complete with herringbone style flooring, fitted wardrobes, window and central heating radiator.

Bedroom Three

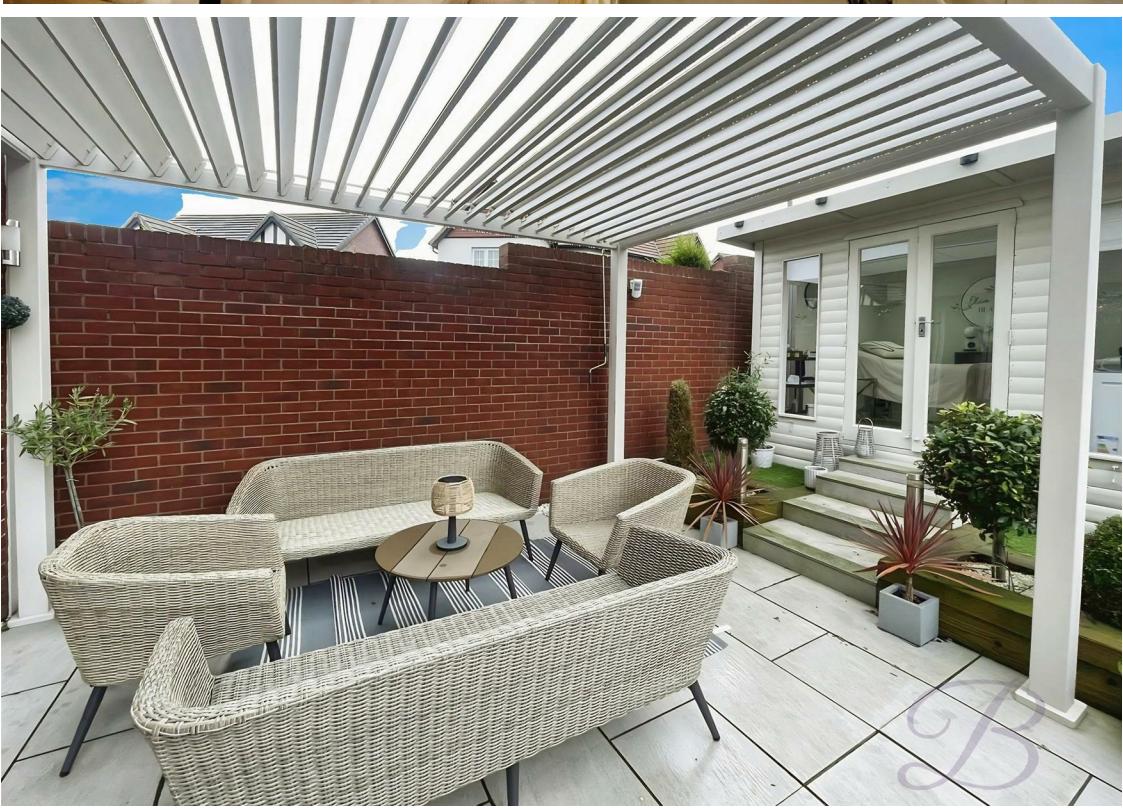
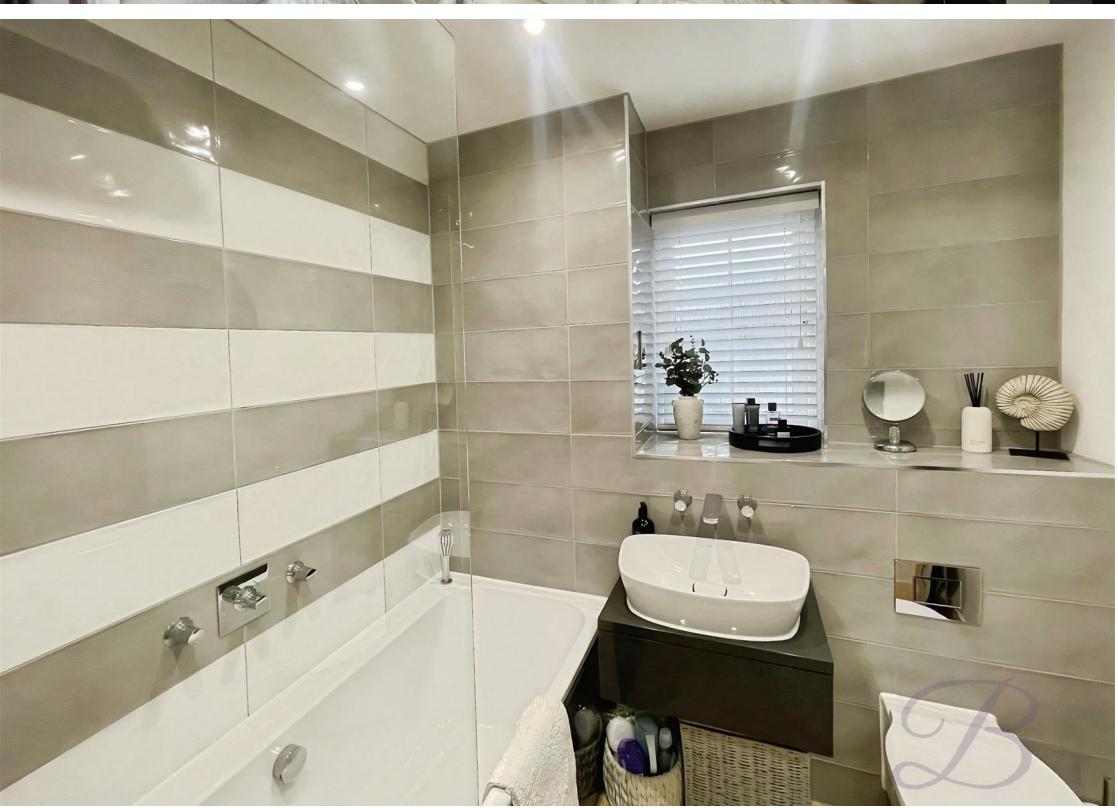
Complete with window, carpet flooring and central heating radiator.

Bathroom

Complete with a three piece suite comprising of panelled bath with shower over and glass screen, hand wash basin and low flush wc.

Outside

To the front of the property there is a neat lawn with path leading to the front door. To the rear there is a drive way providing off street parking and access to the garden. The garden is beautifully landscaped with a patio seating area and neat astroturfed lawn. The current owners have also added a outbuilding which can be utilised to the new owners needs.



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) A		95
(81-81) B		83
(69-80) C		
(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		

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