



Offers Over £300,000

Fallow Way, Mansfield,

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

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" A property of clear quality and appeal, offering well-proportioned rooms, excellent natural light, and a layout ideally suited to modern family living. "

- Tim, Valuer



READY TO MAKE YOUR OWN

A spacious four-bedroom detached family home, presented in neutral décor throughout and offering a fantastic opportunity for its next owners to personalise and create their ideal home.

Well-maintained and ready to move straight into, the property boasts generous and versatile living accommodation, making it perfectly suited to modern family life while providing a blank canvas for buyers to add their own style and make it truly their own.



THE FINER DETAILS

A beautifully presented four-bedroom detached family home, finished in neutral tones throughout and ready for its next owners to make it their own.

The ground floor offers a generous living room, perfect for relaxing and entertaining, alongside a contemporary open-plan kitchen/dining room with French doors opening onto the rear garden. Completing the ground floor is a practical utility room and a convenient WC.

Upstairs, a central landing provides access to four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a modern family bathroom serving the remaining bedrooms.

Externally, the property benefits from a private driveway and single garage to the front, while to the rear there is an enclosed and generously sized lawned garden, providing an ideal space for children to play and for outdoor entertaining.





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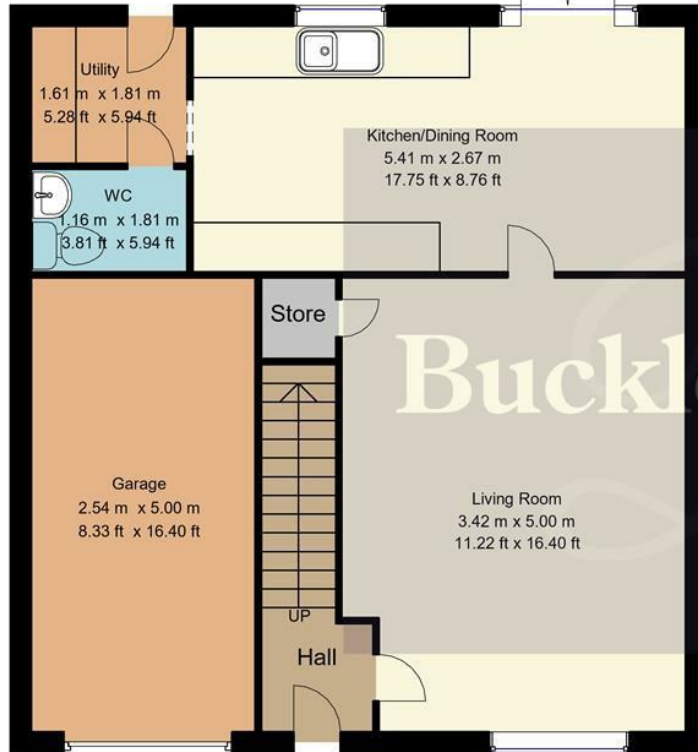
LIFE IN BERRY HILL

Berry Hill is one of Mansfield's most sought-after residential areas, particularly popular with families thanks to its attractive surroundings, green open spaces and strong sense of community.

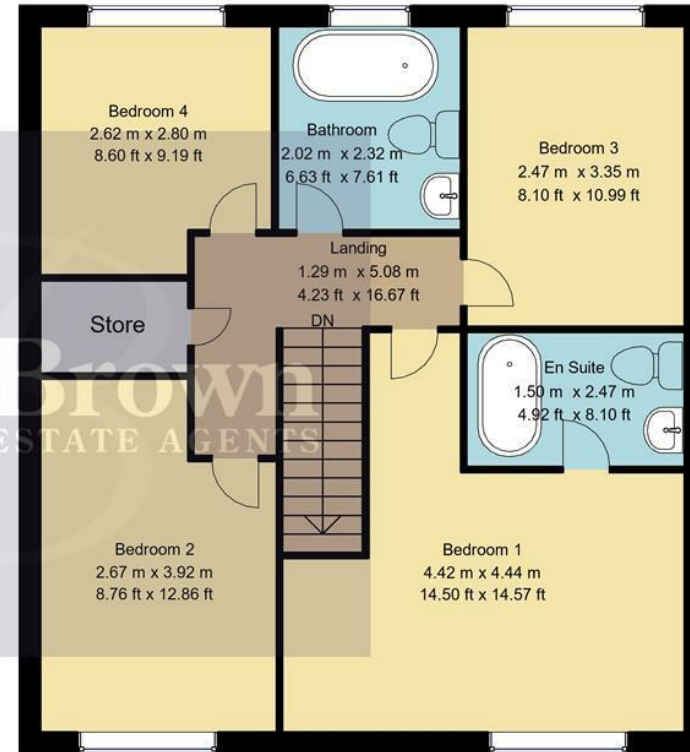
The area benefits from a range of local amenities, including schools, shops, healthcare facilities and leisure opportunities, while excellent transport links provide convenient access to Mansfield town centre, Nottingham and the wider region. Residents also enjoy nearby parks, walking routes and recreational facilities, making Berry Hill an ideal location for those seeking a balance between modern convenience and outdoor living.



Ground Floor
59sq.m/639.41sq.ft
Approx



First Floor
59sq.m/639.41sq.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.

Key Features

Four generous sized bedrooms

Two contemporary bathrooms

Bright and airy living room

Private driveway and garage to the front

Large enclosed lawn to the rear

Sought after location of Berry Hill

Size

Approximately 1278 sq.ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band D

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exceptional representation.

Let's Chat.

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