



£265,000 Freehold

25 ADRIANS CLOSE | | MANSFIELD | NG18 4HG

BuckleyBrown
ESTATE AGENTS

A PERFECT FAMILY HOME!...

Situated in a sought-after location of Mansfield, this impressive detached family home offers spacious and versatile living throughout, making it the perfect property for growing families. Ideally positioned close to a range of local amenities, well-regarded schools, and parks, the property combines convenience with a wonderful lifestyle setting.

Internally, the home boasts an abundance of reception space, including a generous living room, separate dining area, a versatile front reception room, and a superb summer house with adjoining bar area—ideal for entertaining or relaxing. The modern fitted kitchen is well-equipped with integrated appliances and provides access to the rear garden.

Upstairs, the property offers three well-proportioned bedrooms, including a spacious master bedroom with its own en-suite, alongside a stylish family bathroom.

Externally, the home continues to impress with off-street parking to the front and a fully enclosed rear garden, mainly laid to lawn with a decked seating area—perfect for enjoying time outdoors with family and friends.

Offering both space and flexibility in a desirable location, this fantastic home is ready to move straight into and enjoy.

Call the office now to discuss arranging your viewing.





Entrance Hall
Allowing access to;

WC 6'6" x 4'11"

A modern, fully tiled ground floor WC comprising a low-level flush WC, a sleek floating wash hand basin, and a chrome heated towel rail.

Reception Room 14'9" x 13'1"

Positioned at the front of the property, this versatile reception room is currently used as a home office but could easily serve as an additional living room, playroom, or hobby space. The room features carpeted flooring, a central heating radiator, and a window to the front elevation.

Kitchen 12'3" x 9'2"

A stylish, modern kitchen fitted with a range of wall and base units complemented by work surfaces. Features include an inset sink with drainer, integrated double oven, separate gas hob with extractor hood over, and integrated appliances including a fridge/freezer,

dishwasher, and washing machine. The room is finished with tiled flooring, a central heating radiator, a window to the rear elevation, and an external access door.

Living Room 8'1" x 16'2"

A spacious main living area offering a comfortable setting, with an open archway providing access to the dining room. The room benefits from a feature fireplace, wood-effect laminate flooring, a central heating radiator, and a window to the front elevation.

Dining Room 7'10" x 9'2"

Located just off the living room, the dining area provides an ideal space for family meals. It features matching wood-effect laminate flooring for a seamless flow, a central heating radiator, and French doors opening into the summer house.

Summer House 14'9" x 11'9"

A delightful additional reception space, perfect for relaxing or entertaining. It features laminate flooring, windows overlooking the rear garden,



and access to both the garden and adjoining bar area.

Bar Area 8'2" x 7'10"

Accessed via the summer house, this versatile room is currently utilised as a bar area but could be adapted for a variety of uses to suit individual needs.

Landing

Allowing access;

Bedroom One 10'0" x 9'2"

A spacious double bedroom with a cosy feel, offering carpeted flooring, built-in wardrobes, a central heating radiator, a window to the rear elevation, and access to a private en-suite.

En-Suite 9'10" x 8'8"

A fully tiled en-suite comprising a shower cubicle, pedestal wash hand basin, low-level WC, chrome heated towel rail, and a window to the side elevation.

Bedroom Two 9'10" x 8'8"

A further double bedroom featuring carpeted flooring, a central heating radiator, and a window to the front elevation.

Bedroom Three 9'0" x 7'2"

A single bedroom with carpeted flooring, a central heating radiator, and a window to the front elevation.

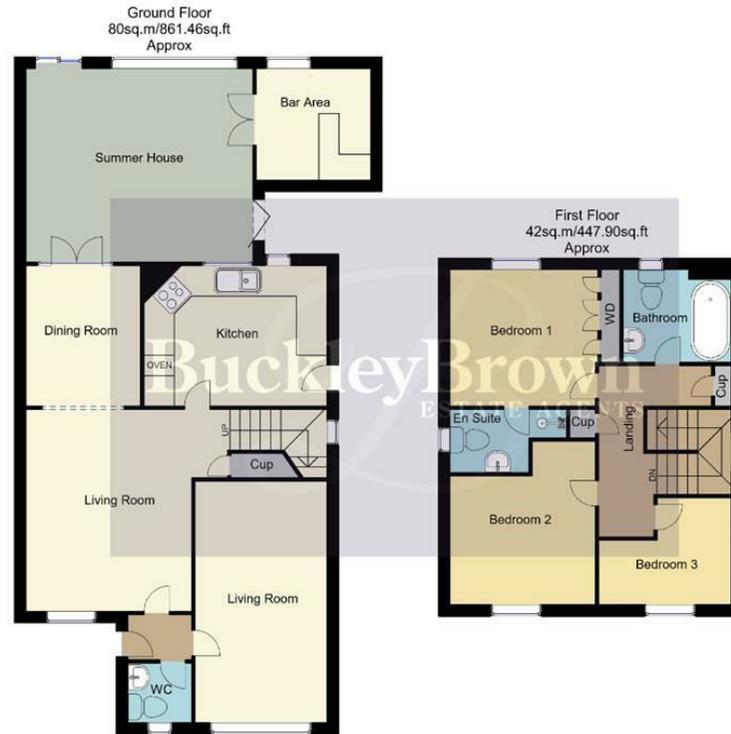
Bathroom 6'8" x 6'4"

A well-appointed, fully tiled family bathroom fitted with a modern three-piece suite, including a bath with shower over, pedestal wash hand basin, low-level WC, chrome heated towel rail, and a window to the rear elevation.

Outside

To the front, the property benefits from convenient off-street parking via a block-paved driveway. To the rear, there is a fully enclosed garden, mainly laid to lawn with a decked seating area, all bordered by fencing for privacy.





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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | 72 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121


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