

£645,000

College Side, Mansfield,



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

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"On inspection, I found the property to be exceptionally well presented, with a high standard of quality throughout, generous proportions, and a clear attention to detail, all of which combine to create a strong and favourable first impression."

-Jon, Director



Tastefully designed interiors

From the moment you arrive, the property presents an immediate sense of comfort and homeliness, enhanced by its attractive setting and welcoming external appearance. Internally, the accommodation is well arranged, combining both style and practicality, with well-proportioned rooms, an abundance of natural light, and a layout that lends itself equally well to everyday living as it does to entertaining.



Step Inside

Situated in a well-regarded residential area of Mansfield, this impressive detached property offers spacious and well-balanced accommodation ideally suited to modern family living. The house combines attractive external presentation with generous internal proportions, creating a home that is both practical and highly appealing.

The ground floor is entered via a welcoming entrance hall, which provides access to a comfortable living room. To the rear, there is a substantial open-plan kitchen, dining and living space, forming the heart of the home and offering an excellent environment for both everyday living and entertaining. The modern kitchen is appointed with a Quooker tap, waste disposal, integrated dishwasher, and an American-style fridge freezer, along with a range of essential appliances, all complemented by two sets of bi-folding doors that enhance light and indoor-outdoor flow. This area is complemented by a convenient WC and the added benefit of a utility and laundry room, enhancing the overall functionality of the layout.

To the first floor, the property provides four well-proportioned bedrooms. Two of the bedrooms benefit from en suite facilities. The remaining bedrooms are served by a modern bathroom room, offering ample convenience for family and guests alike.

Approached via a private cul-de-sac leading to an impressive driveway and double garage providing ample parking for several vehicles. To the rear, there is a well-landscaped garden featuring a beautifully presented courtyard area, ideal for outdoor dining and relaxation.





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Life in

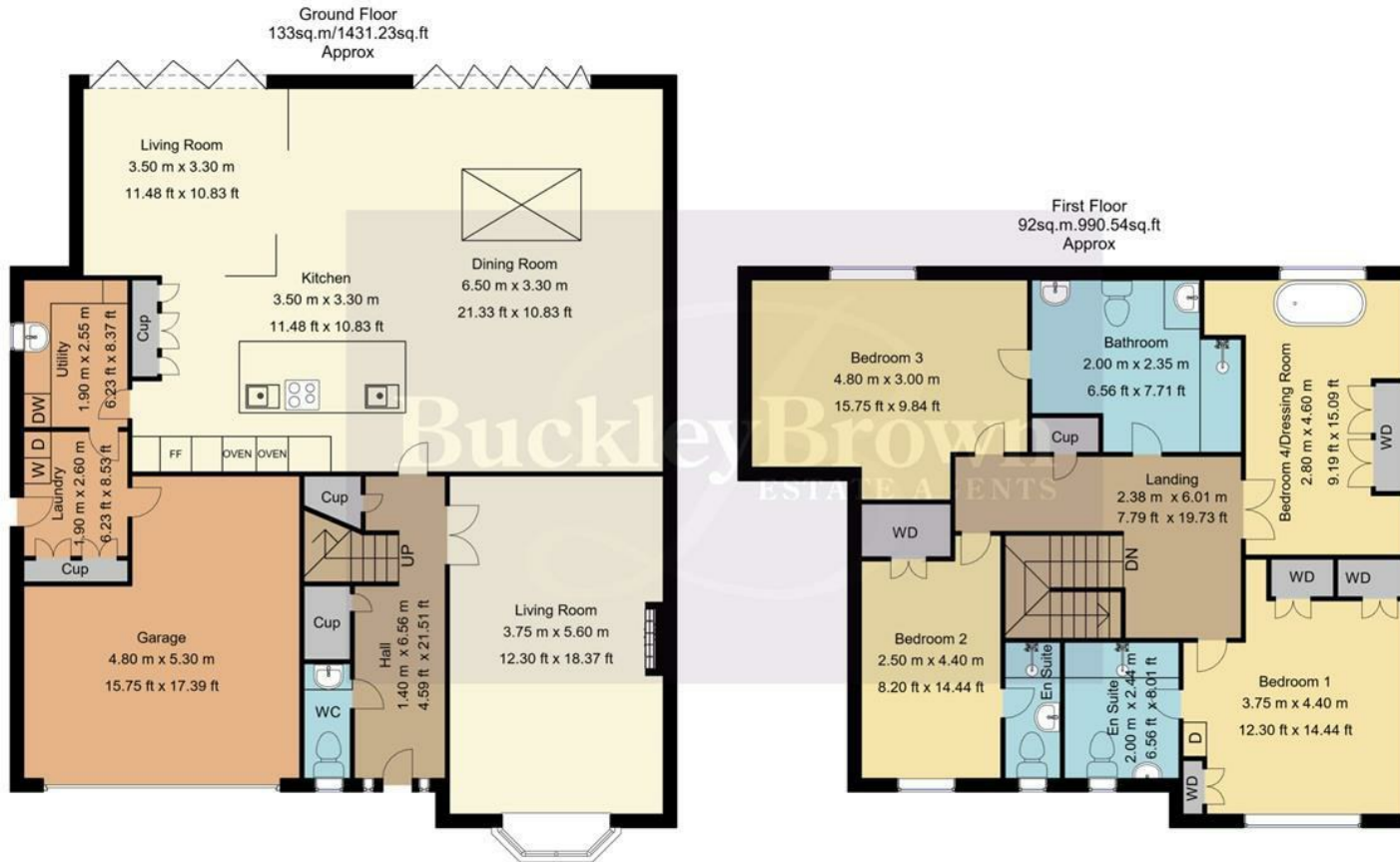
Mansfield is a well-established and vibrant market town set in the heart of Nottinghamshire, offering a blend of rich heritage, modern amenities and excellent connectivity. As one of the largest towns in the county, it provides a lively yet accessible setting that appeals to a wide range of buyers seeking both convenience and community.

The town itself benefits from a strong sense of local identity, centred around its historic market square, which continues to host regular markets and community events. Residents enjoy access to a wide variety of shops, supermarkets, restaurants and leisure facilities, including the popular Four Seasons Shopping Centre and a range of parks and recreational spaces. This mix of amenities makes Mansfield particularly attractive to families, professionals and retirees alike.

Surrounded by attractive countryside and close to the edge of Sherwood Forest, Mansfield is well suited to outdoor enthusiasts. The area offers numerous walking and cycling routes, with nearby woodland, country parks and green spaces providing opportunities for recreation and relaxation. Local parks and nature areas further enhance the town's appeal for those who enjoy an active, outdoor lifestyle.

Despite its access to green space, Mansfield remains highly connected. The town benefits from strong transport links, including a railway station offering services to Nottingham, Worksop and beyond, while the nearby A38 and M1 provide convenient road access to Nottingham, Sheffield and Derby. This makes Mansfield an appealing choice for commuters seeking good value and accessibility.





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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