



Offers Over £475,000 Freehold

42 SHILLING ROAD | MANSFIELD | NG18 6AF

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## THE ONE FOR YOU!!!

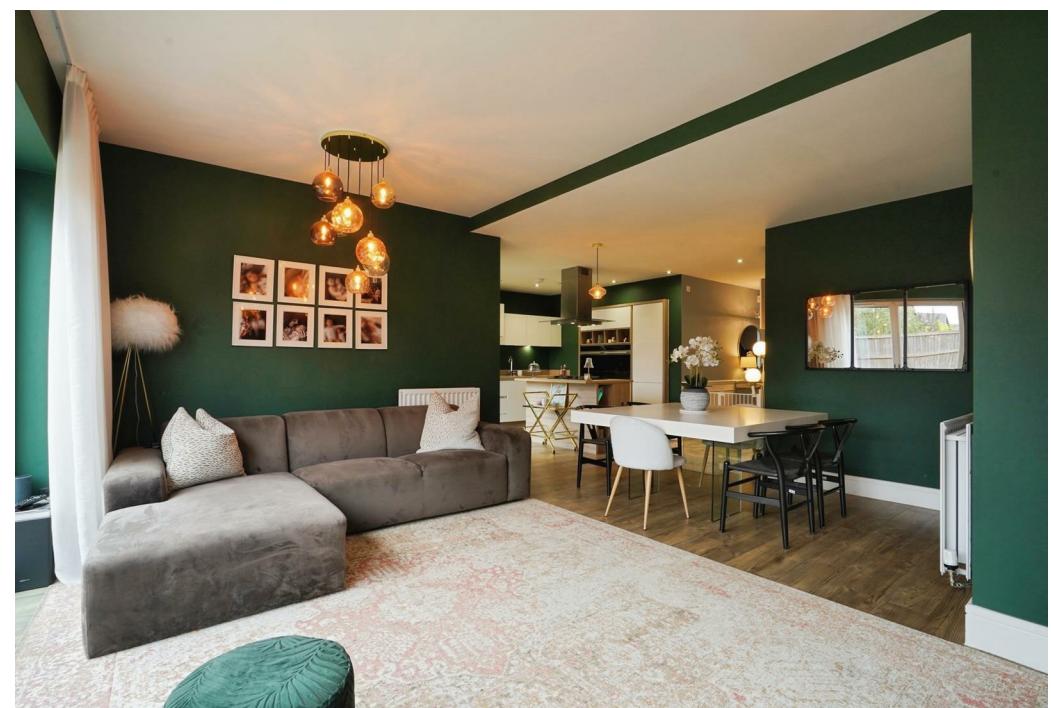
Nestled on Shilling Road in Berry Hill Mansfield, this charming property offers a delightful living experience with its spacious layout and thoughtful design. Lets take a look inside...

As you enter, you are greeted by a large open-plan living and dining area that seamlessly connects to the kitchen. The living area features elegant bi-folding doors, while the kitchen boasts patio doors, both of which fill the space with natural light and provide easy access to the garden. This inviting, versatile space is perfect for both relaxation and entertaining. The kitchen is well-equipped, offering ample storage and workspace for culinary enthusiasts, and its open design makes it the true heart of the home. Completing the ground floor is a separate living room, ideal for cosy evenings or as a more formal lounge, along with a practical utility room for added convenience.

Upstairs, the property impresses with a master bedroom complete with a stylish en-suite bathroom, providing a private retreat for relaxation. Bedroom Two also benefits from its own en-suite, making it ideal for guests or family members seeking comfort and convenience. The additional bedrooms are generously sized, and the main bathroom is well-appointed — perfect for unwinding after a long day. To add to the appeal, the property includes two sets of fitted wardrobes, offering excellent storage solutions.

Outside, the property benefits from a well-maintained garden, providing a lovely outdoor space for enjoying the fresh air. Whether you wish to host summer barbecues or simply enjoy a quiet moment in nature, this garden offers a versatile area for various activities.

Call today to arrange viewing!!





#### Front Exterior

The front exterior of the property is characterised by a paved driveway leading to a double garage, with a neatly maintained lawn and shrubs adding to the kerb appeal. The brick-built house features traditional architectural lines with a pitched roof and timber detailing at the gable.

#### Open Plan Living/Dining/Kitchen

The ground floor features a cleverly designed open-plan living space where the living, dining and kitchen areas flow seamlessly. Floor-to-ceiling bi-folding glass doors fill the room with natural light and open directly onto the garden patio, creating an inviting space for relaxing or entertaining.

#### Kitchen/Dining Area

The open-plan kitchen and dining area is finished to a high standard with striking dark green walls that contrast beautifully with sleek white cabinetry. The kitchen is equipped with modern appliances, including a central island housing a gas hob and extractor above. Wood-effect work surfaces complement the warm wood flooring that runs throughout. Large patio doors open directly to the rear garden, flooding the space with natural light and providing easy access to outdoor dining and entertaining. The dining area offers ample space for your furnishings, perfect for family meals.

#### Living Room

This elegant sitting room is characterised by its muted green walls and warm wooden flooring, with amtico flooring and a window.

#### Utility Room

The utility room continues the kitchen's dark green walls and wood-effect flooring. It houses a washing machine beneath a wood-effect work surface with a sink and offers additional cupboard space. A door leads into the kitchen/dining area, making household chores more convenient and well organised.

#### Hallway

The contemporary hallway is welcoming and bright, with soft grey walls and white panel detailing. The wooden amtico floor continues throughout, and the stairwell carpet is a neutral shade, complementing the overall decor.

#### Master Bedroom

The master bedroom is spacious and peaceful, decorated in soft pink tones with carpeted flooring. An en-suite bathroom is accessed via a wooden door, adding convenience and privacy.

#### En-suite Bathroom

This stylish en-suite bathroom is fitted with contemporary



#### Rear Garden

The rear garden offers a generous lawn enclosed by wooden fencing, providing a private and secure outdoor space. There is a paved patio area adjacent to the house, ideal for seating and outdoor entertaining, while the enclosed garden is mainly laid to grass with some shrubbery and trees visible beyond the fence.

#### Garage

The garage is spacious and currently used for storage. It has concrete floors and walls, and an electric door leading to the driveway, providing secure parking and additional storage space.

#### Additional Information

-Electric car charging point installed for convenient home charging.

#### Bedroom 4

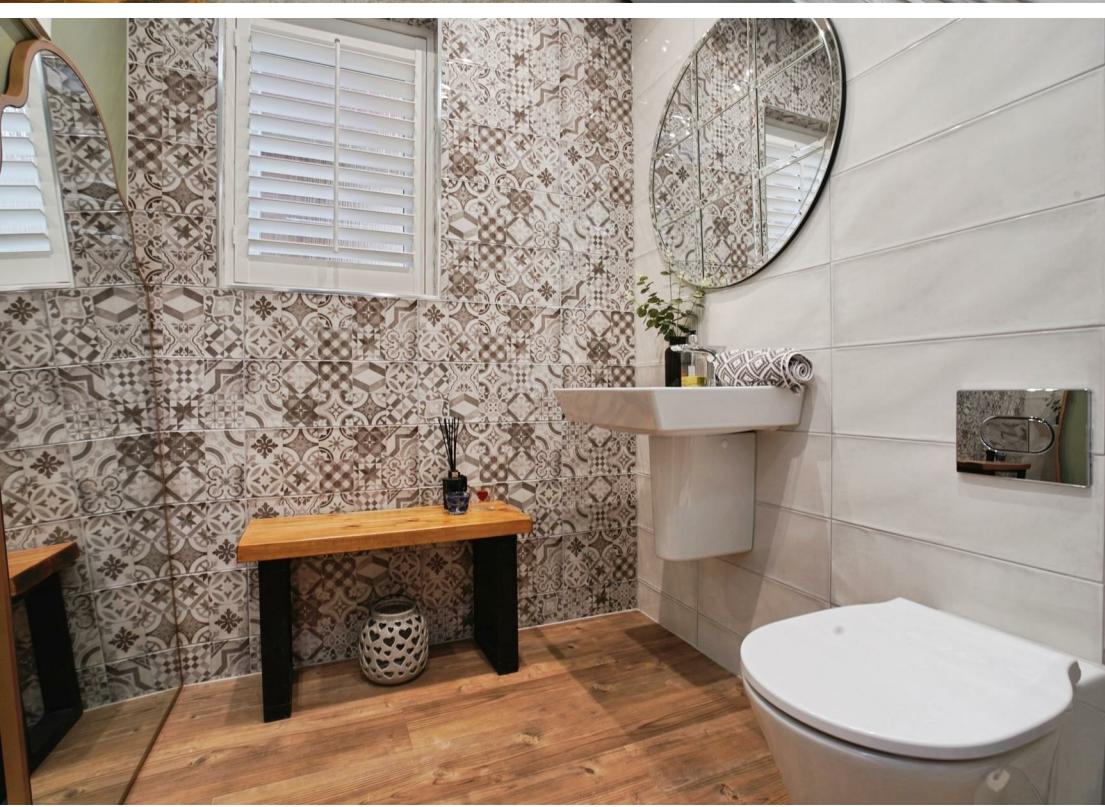
With ample space for your furnishings and a window.

#### Bedroom 5

This nursery room features warm brown walls and carpeted flooring.

#### Bathroom

The family bathroom combines practicality and style. It features a wall-mounted toilet and a modern floating basin.



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	92	92
(81-80) B	85	85
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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