



£475,000 Freehold

21 DEBDALE LANE | | MANSFIELD | NG19 7HA

BuckleyBrown
ESTATE AGENTS

"Having been professionally valued, this outstanding home is considered to be of an exceptional standard, offering generous proportions and a high level of finish throughout. Thoughtfully designed and beautifully presented, the property showcases quality fixtures and fittings, spacious living accommodation, and a layout perfectly suited to modern day living, making it an ideal choice for a wide range of buyers."

- Luke, Valuer





Luxury Home with Exceptional Outbuildings

From the moment you arrive, this impressive five-bedroom detached family home immediately stands out with its attractive exterior, generous plot and welcoming presence. Beautifully maintained throughout, the property offers spacious and versatile accommodation perfectly suited to modern family living. Combining comfort, practicality and long-term appeal, it is further enhanced by two superb external outbuildings, including a self-contained annexe and a stylish garden room, providing exceptional flexibility for guests, home working or multi-generational living. Not to mention the property also benefits from solar panels and an electric car charging point.

Step Inside

Upon entering, you are welcomed into a bright and airy living room that creates an inviting first impression. The home also benefits from a second reception room, offering the perfect space for relaxing, entertaining or use as a family snug. At the heart of the property is the impressive open-plan kitchen, living and dining area, thoughtfully designed for modern family life and complete with a charming log burner fireplace that adds warmth and character. Not to mention the bi-folding doors to the rear, creating a seamless flow between indoor and outdoor. The ground floor is further enhanced by a practical utility room and a convenient WC.

To the first floor, there are five well-proportioned bedrooms, providing generous accommodation for growing families and visiting guests alike. Two stylish family bathrooms serve the upstairs space, offering comfort and convenience for busy households.

A standout feature of this home is the separate self-contained annexe bungalow, comprising its own living room, bedroom and shower room. This versatile space is ideal for extended family, guests, independent teenagers or potential home working opportunities. In addition, there is a further detached outbuilding currently arranged as a charming garden room, perfect as a hobby space, home office or peaceful retreat.

Externally, the property continues to impress with a beautifully refurbished front driveway that enhances its kerb appeal and provides secure off road parking. To the rear, the fully landscaped garden has been thoughtfully designed with a well-kept lawn, decorative planters and a patio seating area, creating an ideal setting for outdoor entertaining or simply relaxing in the sunshine.

Life in Mansfield

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.

Mansfield is particularly well suited to families, professionals and first-time buyers, as well as those looking to downsize while retaining easy access to amenities. With its combination of established infrastructure, community spirit and proximity to both countryside and major centres, Mansfield continues to be a popular and practical location within Nottinghamshire.



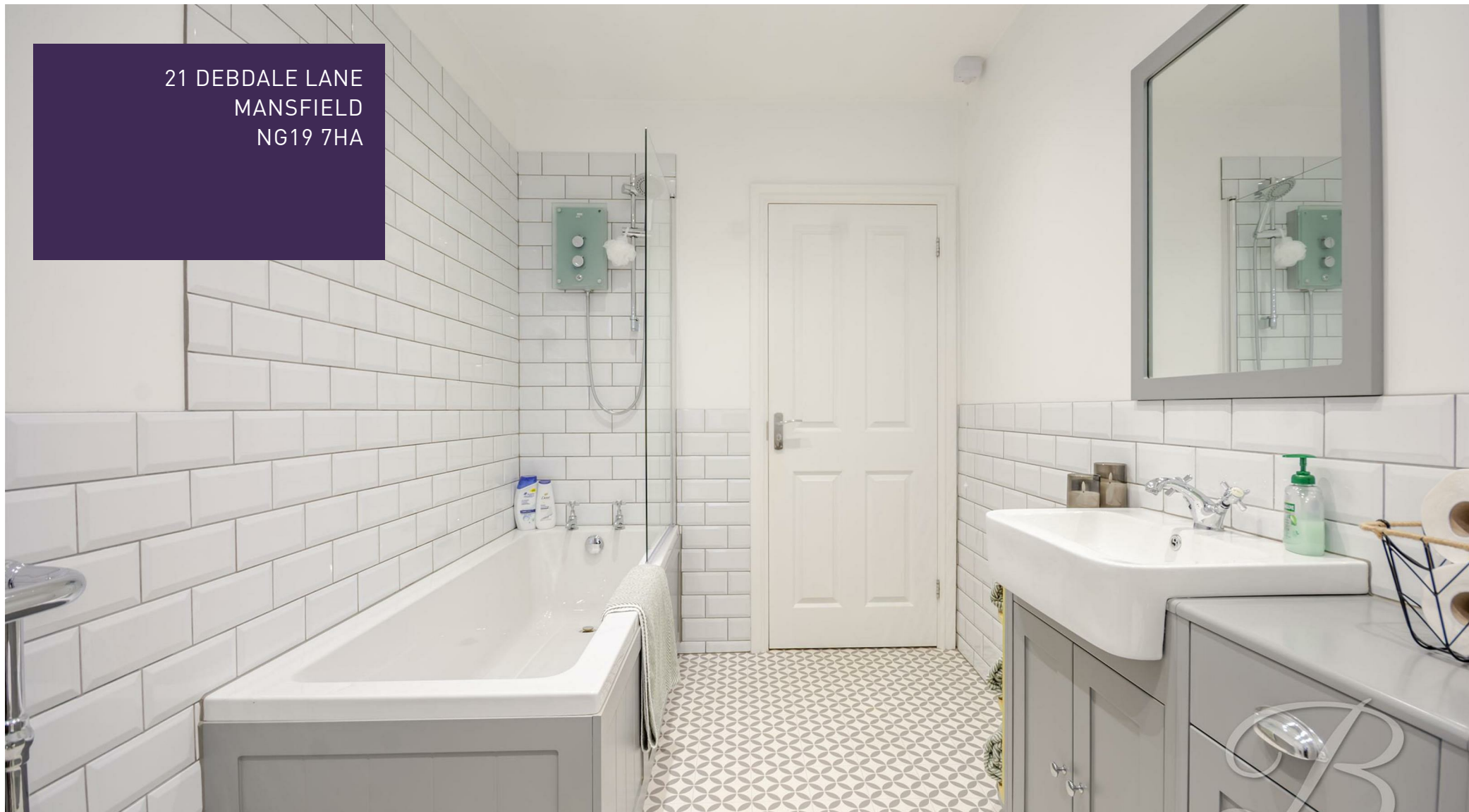


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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 | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 71 | 79 |
| England & Wales | | EU Directive 2002/91/EC | |

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