



£725,000 Freehold

11 BLOOMSBURY GARDENS | | MANSFIELD | NG18 4XY

BuckleyBrown
ESTATE AGENTS

YOUR DREAM HOME AWAITS!...

Welcome to this stunning three-bedroom detached home, perfectly positioned in a sought-after area of Mansfield, close to excellent local amenities, schools, parks, and transport links. Beautifully presented throughout, this home offers a modern, versatile layout with generous room sizes, quality finishes, and breathtaking outdoor spaces—ideal for families or anyone seeking style, space, and comfort.

Step through the front door into a welcoming entrance hallway that sets the tone for the rest of the property. The cosy living room is the perfect place to relax and unwind, complete with a feature fireplace and large front-facing window that fills the space with natural light. To the rear of the home, you'll find a stunning open-plan kitchen and dining room, perfect for entertaining or family life. The kitchen boasts sleek cabinetry, a central island, modern integrated appliances, and bi-folding doors that open out onto the garden, seamlessly blending indoor and outdoor living. A separate utility room and ground-floor WC offer added convenience, while a versatile home office or additional reception room completes the ground floor.

Upstairs, there are three well-appointed bedrooms. The master suite is a true retreat, featuring a private en-suite bathroom and an impressive dressing room with ample fitted wardrobes and double doors leading to a private balcony—offering spectacular views over Berry Hill Park, surrounding woodlands, and open fields. Bedroom three also benefits from fitted wardrobes, and the family bathroom boasts a luxurious five-piece suite, including a freestanding bath and a walk-in shower.

The property boasts a front lawn, pathway, and private driveway with garage access. The rear garden features a spacious patio, secondary seating with outdoor fireplace, and a well-kept lawn, all complemented by stunning views of Berry Hill Park, woodland, and open fields.





Entrance Hall

Welcoming entrance hall with stylish tiled flooring, stairs rising to the first floor with elegant oak banisters. Surrounding oak doors provide access into the main reception rooms, creating a warm and inviting first impression.

Living Room 13'4" x 19'5"

Spacious and inviting living room with soft carpeted flooring, a striking feature fireplace creating a focal point, and impressive floor-to-ceiling windows to the front elevation that flood the space with natural light.

Kitchen 15'8" x 18'8"

Modern and stylish kitchen fitted with matching high-gloss white cabinetry and ample worktop surfaces. It features two integrated eye-level double ovens, an electric hob with hood over, and a central island with inset sink, drainer, and two wine coolers. The kitchen flows seamlessly into the dining room and hosts bi-folding doors opening directly onto the garden, creating a bright and sociable space ideal for cooking and entertaining.

Dining Room 10'11" x 14'10"

Open-plan dining room flowing seamlessly from the kitchen, featuring stylish tiled flooring and windows to the rear elevation that fill the space with natural light. A door provides convenient access into the utility room, creating a

practical and connected living area for everyday use and entertaining.

Utility Room 6'7" x 7'0"

Practical utility room fitted with matching cabinetry and worktop surfaces, offering space and plumbing for a washer and dryer. It features a Belfast sink and a door to the side elevation, providing convenient access and functionality for everyday household tasks.

WC 4'5" x 6'7"

Convenient ground-floor WC featuring a low-flush toilet and hand wash basin, with tiled flooring and walls for a clean, modern, and easy-to-maintain finish.

Office 10'3" x 11'10"

Versatile room, perfect for a home office, study, or additional living space, featuring carpeted flooring and a bay window to the front elevation that floods the room with natural light.

Landing

The landing features plush carpeted flooring that adds warmth and comfort. Large floor-to-ceiling windows flood the space with natural light, creating a bright and airy atmosphere and surrounding oak doors provide access into;

Bedroom One 13'10" x 18'9"

The spacious master bedroom features soft carpeted



flooring for added comfort and warmth. A window to the rear elevation and a Velux roof window provide plenty of natural light. The room benefits from direct access to a private dressing room and a modern en-suite, offering both convenience and a touch of luxury.

En-suite 9'8" x 11'11"

This stylish en-suite is fully tiled to both the floor and walls, offering a sleek and easy-to-maintain finish. It features a modern three-piece suite comprising a spacious walk-in shower, a low flush WC, and a contemporary hand wash basin, combining practicality with comfort.

Dressing Room 10'11" x 16'6"

This elegant dressing room features plush carpeted flooring and extensive fitted wardrobes, offering ample storage and a touch of luxury. Double doors open out onto a private balcony, providing stunning views and an abundance of natural light.

Bedroom Two 13'5" x 15'8"

This comfortable bedroom features soft carpeted flooring and a window to the front elevation, allowing for plenty of natural light.

Bedroom Three 10'11" x 15'1"

This well-presented bedroom features soft carpeted flooring and a window to the rear elevation, allowing for ample natural light. Fitted wardrobes provide convenient built-in storage, maximizing space and functionality.

Bathroom 11'10" x 17'2"

This spacious and beautifully appointed bathroom features fully tiled floors and walls for a sleek, modern finish. It boasts a luxurious five-piece suite, including a freestanding bath, a large walk-in shower, a low flush WC, and twin hand wash basins. Windows to the front elevation allow for plenty of natural light, enhancing the bright and airy feel of the space.

Outside

To the front, the property features a welcoming pathway leading to the front door, surrounded by a neatly maintained lawn. A private driveway provides off-street parking and access to a garage.

To the rear, a spacious patio offers an ideal seating area for outdoor dining and relaxation. Steps lead down to a secondary seating area complete with a built-in fireplace, perfect for entertaining. The garden is mainly laid to lawn and enjoys stunning open views over Berry Hill Park, with woodlands and fields beyond, creating a peaceful and picturesque setting.

Garage 18'11" x 23'11"

Accessible from the front and rear elevation.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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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		
England & Wales	84	89
EU Directive 2002/91/EC		

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