



Offers In The Region Of £550,000 Freehold

6 THE GRANGE | MANSFIELD | NOTTINGHAM | NG18 4BA

BuckleyBrown
ESTATE AGENTS

LOCATION, LOCATION, LOCATION!

No Upward Chain

No social or affordable housing on this development

Welcome to this four-bedroom detached bungalow in Mansfield, offering exceptional living space and spectacular architect-designed features. Situated on a highly exclusive development, this home enjoys a peaceful and friendly setting with strong community involvement.

Perfectly positioned close to local amenities, it's within walking distance of High Oakham School, Nottinghamshire College/University, and just minutes from supermarkets, fitness centres, GP surgeries, parks, Mansfield Town Football Club, retail parks, and restaurants. With excellent transport links including the M1, A1, A614, A38, bus routes, and train station, convenience is truly at your doorstep.

As you arrive, there is a front lawn, private driveway, and larger-than-average garage with an electric door immediately create a warm sense of welcome.

Step inside to a spacious and light-filled interior, where natural light pours in through large windows and patio doors, creating a warm, uplifting atmosphere throughout.

The heart of the property is undoubtedly the open-plan kitchen, dining, and living area — a stylish space that lends itself to both relaxed day-to-day living and entertaining. With patio doors opening out to the garden, the space flows beautifully into the outdoors — perfect for enjoying the fresh air from the comfort of your home. A separate, airy lounge offers another peaceful spot to unwind, with more patio doors leading outside, creating a seamless indoor- outdoor connection.

Moving through the home, you'll find four generous bedrooms. The master bedroom is a true retreat, complete with fitted wardrobes and its own private ensuite. A stylish family bathroom serves the other bedrooms perfectly.

The south facing garden is a standout feature — a generous, sunny plot with patio area, laid lawn, mature planting, and secure fencing, ideal for outside entertainment.





Entrance Hall

Welcoming and well-presented, the entrance hallway features carpeted flooring and surrounding oak doors that provide access to the main living areas.

Kitchen/ Dining/ Living Room 29'9" x 20'8"

This impressive open-plan space is the heart of the home. The kitchen is well-appointed with matching cabinetry, ample worktop surfaces, and a central island featuring an inset sink and reversible drainer. It also includes an induction hob with extractor hood, integrated double oven, fridge, freezer, and wine fridge. The room offers generous space for both a dining set and a comfortable sofa area. Two sets of large patio doors flood the

room with natural light and provide seamless access to the rear garden. There is also convenient access to the separate utility room. With Kardean flooring throughout.

Utility Room

A practical and well-equipped space featuring additional cabinets for storage, an inset sink with drainer, and designated space for appliances such as a washing machine and dryer. A door to the side elevation offers convenient external access. With tiled flooring.

Lounge 16'9" x 13'1"

A bright and inviting space featuring carpeted flooring for comfort and warmth. Large patio doors open directly onto the rear garden, allowing for plenty of natural



light and creating a seamless connection between indoor and outdoor living.

Bedroom One 14'4" x 13'3"

The spacious and well-presented master bedroom features carpeted flooring, fitted wardrobes for ample storage, and windows to the front elevation providing natural light. The room also benefits from private access to the en-suite, adding convenience and comfort.

En-suite

Stylish and modern, the en-suite is fitted with a three-piece suite comprising a large walk-in shower, low flush WC, and a hand wash basin. With tiled flooring and half tiled walls.

Bedroom Two 17'5" x 9'3"

The bedroom features carpeted flooring and a window to the front elevation.

Bedroom Three 14'7" x 11'3"

The Bedroom features carpeted flooring and windows to the front elevation, offering ample natural light.

Bedroom four/ Office 9'0" x 7'0"

Currently utilised as a home office, this versatile room features carpeted flooring and a window to the side elevation.

Bathroom

The well-appointed and spacious bathroom features a modern four-piece suite, comprising a bathtub, large fully tiled walk-in shower, low flush WC, and hand wash basin. With tiled flooring and half tiled walls.



Outside

The front of the property boasts a side by side driveway providing off-street parking for 4 cars, alongside a garage and a neatly laid lawn area. To the rear, there is a patio seating area perfect for outdoor entertaining, complemented by a well-maintained lawn, surrounding shrubbery, and secure fencing. The south-facing garden benefits from ample sunlight throughout the day.

Garage

A convenient garage accessible from the front elevation, providing secure off-street parking and additional storage space.

Additional Information

- Largest design available on the development, offering spacious living throughout.
- Superb insulation ensuring low heating bills and year-round comfort.
- Garage larger than a typical single garage, featuring an electric door for convenience.
- Ideally located close to supermarkets, fast food outlets, GP surgery, fitness centre, and well-maintained parks.
- Near Mansfield Football Club, popular restaurants, retail parks, and the town



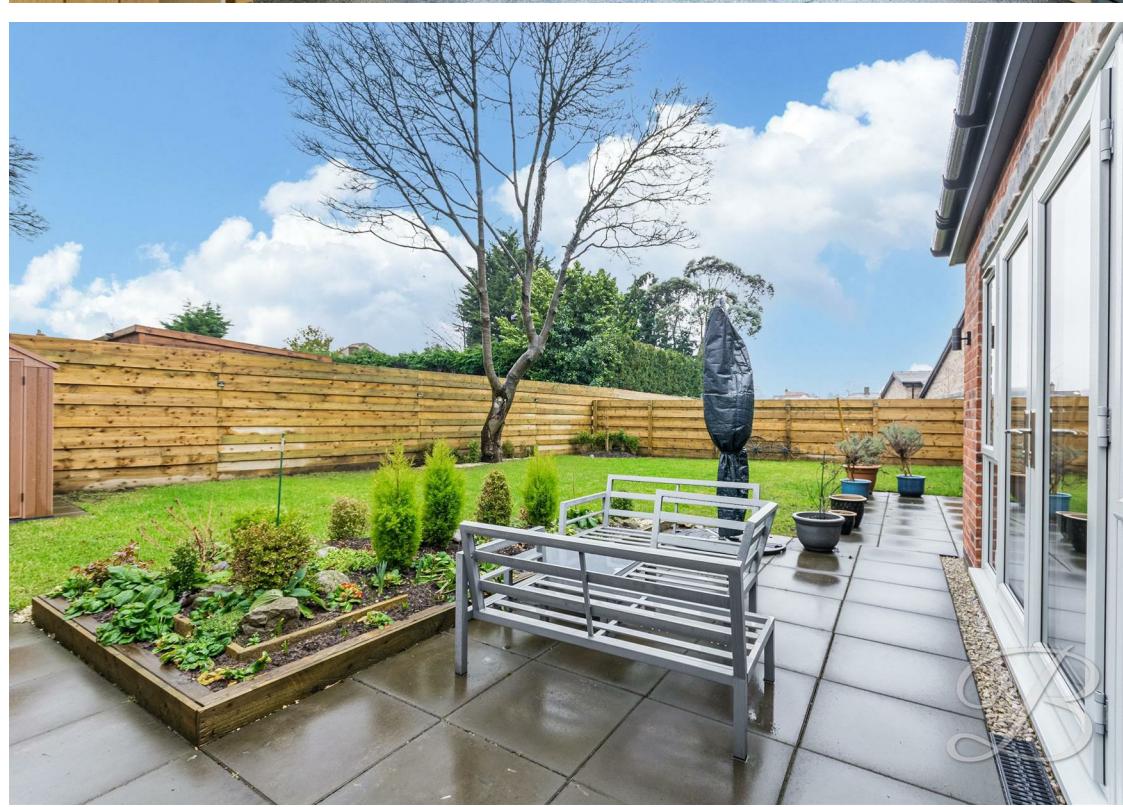
centre for excellent leisure and shopping options.

-A part of a very select development comprising 58 bungalows and a bespoke block of 15 apartments. The apartments are exclusively for residents aged 55 and over.

-Strong local residential involvement fostering a welcoming and community-focused environment.

-Ideally located close to Kings Mill reservoir, Berry Hill park, Kings Mill Hospital and a wide range of international restaurants.





Ground Floor
184 sq.m/1979.90 sq.ft
Approx



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	90	83
(81-91) B		
(61-80) C		
(55-60) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.

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