



£625,000 Freehold

19 HADDON ROAD | | MANSFIELD | NG19 7BS

**BuckleyBrown**  
ESTATE AGENTS



GUIDE PRICE - £625,000 - £650,000

## CREATE YOUR NEXT CHAPTER!...

Discover the character and flexibility of this impressive six-bedroom detached residence, ideally located in the sought-after area of Mansfield. Designed with family living in mind, this home offers a wealth of versatile accommodation, making it an excellent choice for growing families or those seeking generous, adaptable living space.

Upon entry, you're greeted by a bright and welcoming hallway that immediately sets the tone for the spacious layout beyond. At the heart of the home lies a well-appointed kitchen, offering ample storage and worktop space, seamlessly opening into a cosy snug area — perfect for informal dining or family time — with french doors leading out to the garden. Practical additions on this floor include a utility room and shower room. Ideal for entertaining, the formal dining room features a bay window with views over the rear garden, while the generous living room is a standout feature, boasting double doors to the garden and a charming exposed brick fireplace, adding warmth and character to the space. Two further reception rooms — a music room and a family room — provide even more flexibility. The family room, with its front-facing bay window, also offers direct access to a dedicated home office, catering to the demands of modern living.

Upstairs, the home continues to impress with six generously sized bedrooms. Three bedrooms benefit from their own en-suite bathrooms, offering privacy and convenience. Bedroom three features a private staircase leading to a versatile upper-level room. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the home sits on a generous plot with a driveway and a detached double garage, surrounded by mature trees and established shrubbery for added kerb appeal and privacy. The rear garden features a patio seating area, lawn, garden sheds, and full fencing, creating a safe and peaceful outdoor space.







#### Entrance Hall

With tiled flooring, underfloor heating, built in under stairs storage cupboard and stairs rising to the first floor. Surrounding doors provide access into;

#### Kitchen 13'7" x 16'0"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, integrated electric hob with a hood over and space for appliances. With a window and double doors to the rear elevation and access into the snug.

#### Snug 8'5" x 10'11"

With double doors opening onto the rear garden and a door providing access into the utility.

#### Utility

With tiled flooring, further cabinetry, worktop surfaces, inset sink and drainer and space for appliances. With a door to the side elevation.

#### Dining Room 8'0" x 10'2"

With carpeted flooring, feature fireplace and a bay window to the rear elevation.

#### Lounge 11'8" x 17'8"

With laid wooden flooring, large exposed brick feature fireplace, with a wood burner and double doors to the rear elevation.

#### Music Room 8'0" x 11'8"

With carpeted flooring and a bay window to the front elevation.

#### Family Room 11'6" x 13'8"

With tiled flooring, bay window to the front elevation and double doors opening into the office.

#### Office 8'5" x 9'10"

With laid wooden flooring and a window to the front elevation.

#### Bathroom

Complete with a three piece suite including a shower, low flush WC and a hand wash basin.

#### Landing

With carpeted flooring, built in storage cupboard and double doors opening out onto the balcony. Surrounding doors provide access into;

#### Bedroom One 12'2" x 15'0"

With carpeted flooring, fitted wardrobes and a window to



the front elevation. This room benefits from its own en-suite facility.

#### En-suite 6'2" x 9'0"

Complete with a four piece suite including a bath, sower, low flush WC and a hand wash basin. With under floor heating.

#### Bedroom Two 13'6" x 12'9"

With carpeted flooring, fitted wardrobes and a window to the rear elevation.

#### En-suite 4'1" x 9'1"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Bedroom Three 8'6" x 14'3"

With carpeted flooring, stair rising to an additional reception room and a window to the front elevation. This room benefits from its own en-suite facility.

#### En-suite 5'5" x 5'6"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the side elevation.

#### Reception room/ Gym 8'6" x 10'8"

With laid wooden flooring and a velux window. This room offers a versatile space to be utilised to suit your needs.

#### Bedroom Four 9'8" x 12'7"

With carpeted flooring, fitted wardrobes and a window to the front elevation.

#### Bedroom Five 10'4" x 11'1"

With carpeted flooring, built in storage cupboard and a window to the rear elevation.

#### Bedroom Six 10'3" x 11'1"

With carpeted flooring, built in storage cupboard and a window to the rear elevation.

#### Bathroom 6'9" x 8'6"

Complete with a four piece suite including a bath, shower, low flush WC and a hand wash basin.

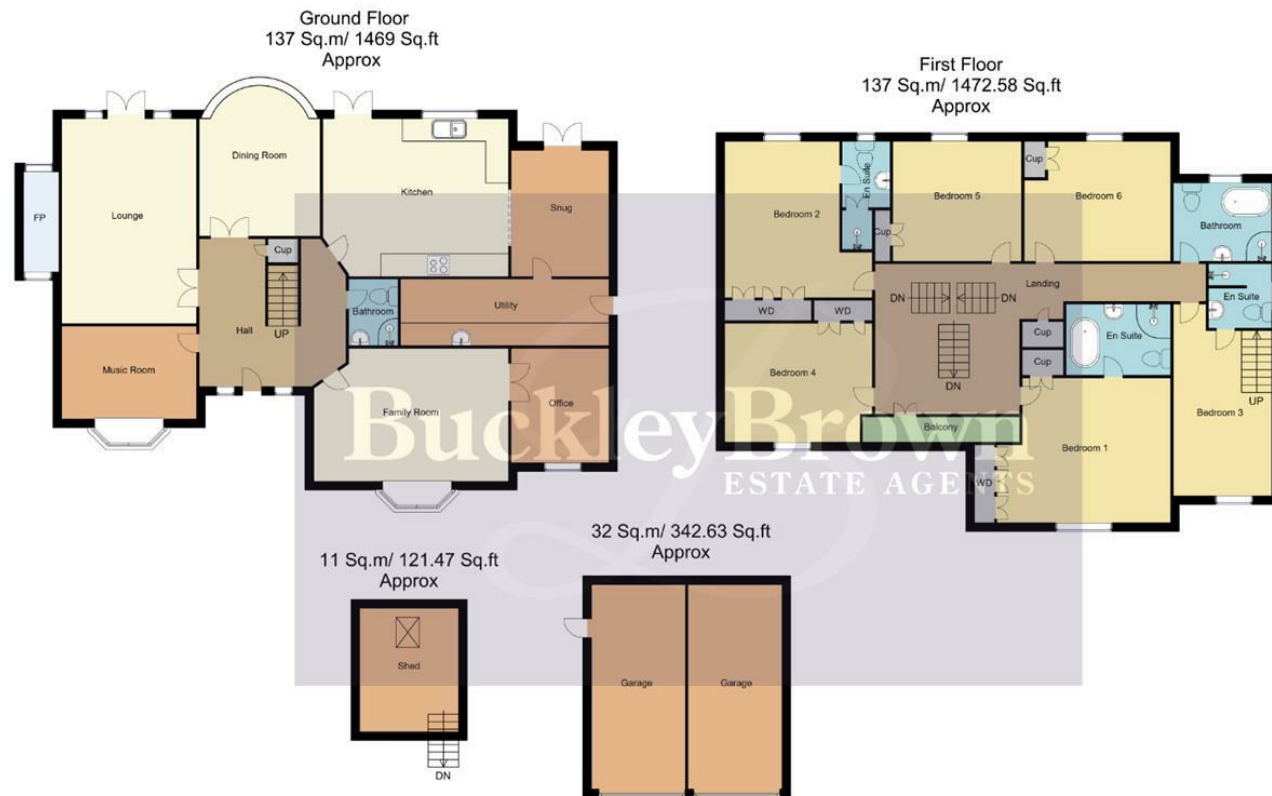
#### Outside

Externally, the property boasts a spacious driveway leading to a detached double garage, all framed by mature trees and well-established shrubbery that provide a sense of privacy and kerb appeal. To the rear, the garden offers a patio seating area, lawn, garden sheds, and is enclosed by fencing with further mature trees and planting, creating a peaceful and private outdoor space.









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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**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) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>73</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



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