



Offers Over £530,000 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

Situated on a highly sought-after and exclusive development in the Berry Hill area of Mansfield, this beautifully presented four-bedroom detached bungalow offers spacious, stylish and flexible single-storey living, ideal for families, downsizers and buyers of all ages.

The standout feature of the home is the impressive open-plan kitchen, dining and living area, designed for modern family life and entertaining, with patio doors opening directly onto the south-facing rear garden. A separate lounge provides a calm and comfortable retreat, also benefiting from patio doors giving additional garden access.

The property offers four well-proportioned bedrooms, allowing excellent flexibility for home working, guest accommodation or hobbies. The master bedroom benefits from fitted wardrobes and a private en-suite shower room, while a modern family bathroom with separate shower serves the remaining bedrooms.

Externally, the home continues to impress with a private driveway for up to four vehicles, a larger-than-average garage with electric door, power and lighting, and an attractive low-maintenance front garden. The generous south-facing rear garden features patio seating areas and a well-maintained lawn, making it ideal for outdoor dining, entertaining or simply enjoying the sunshine.

Conveniently located close to excellent schools, a wide range of amenities, restaurants and transport links including the M1, A38, A1 and local train station, this superb bungalow combines space, comfort and an exceptional location. Early viewing is highly recommended to fully appreciate all this home has to offer.





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. 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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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	83	90
EU Directive 2002/91/EC		

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