



## 3 Berry Hill Road, Mansfield

£269,500 Freehold

THREE BEDROOM SEMI DETACHED PROPERTY • STYLISH WELL EQUIPPED OPEN PLAN KITCHEN, DINER, FAMILY ROOM • ADDITIONAL BRIGHT AND AIRY FAMILY ROOM • STYLISH FOUR PIECE FAMILY BATHROOM • HIGHLY SOUGHT AFTER LOCATION, CLOSE TO SCHOOLS AND BERRY HILL PARK • BEAUTIFULLY PRESENTED AND FULLY RENOVATED • DRIVEWAY OFFERING OFF ROAD PARKING • EPC RATING: VIEWING ESSENTIAL



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email: [enquiries@johnsankey.com](mailto:enquiries@johnsankey.com)

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## **Entrance Hall**

You enter through a small porch into a welcoming entrance hall, complete with a UPVC double-glazed side window that fills the space with natural light. The hall also includes a central heating radiator and power points, and flows seamlessly into the kitchen and dining area.

## **Lounge**

13' 0" x 11' 5" (3.97m x 3.48m)

A cosy living space featuring a UPVC double-glazed bay window facing the front aspect, filling the space with natural light. It also features a central heating radiator, and power points.

## **Kitchen/Diner**

18' 1" x 12' 9" (5.51m x 3.88m)

This generously sized kitchen diner adds a modern and stylish touch to the home. It is fitted with a range of wall and base units, complemented by a central island. The units house a sink and integrated appliances include an oven, hob, fridge freezer, wine cooler, washer/dryer and dishwasher, making it a well-equipped and highly practical space. The dining area comfortably seats 6–8 people and flows seamlessly into the family room, creating a perfect setting for both everyday living and entertaining. Additional features include a UPVC double-glazed window, under-stairs storage, an upright radiator, and power points.

## **Family Room**

9' 2" x 7' 10" (2.80m x 2.38m)

A bright and relaxing addition to the home, the family room boasts a floor-to-ceiling UPVC double-glazed window and a skylight, flooding the space with natural light. It also features spotlights, power points, and a door leading directly to the rear garden.

## **First Floor**

### **Bedroom No 1**

13' 6" x 11' 9" (4.11m x 3.59m)

A generous double bedroom with fitted wardrobes, a central heating radiator, power points, and a UPVC double-glazed window.

### **Bedroom No 2**

Another double bedroom, featuring a central heating radiator, power points, and a UPVC double-glazed window overlooking the rear garden.

### **Bedroom No 3**

8' 1" x 6' 2" (2.47m x 1.87m)

Currently used as a nursery, this versatile room includes a central heating radiator, power points, and a UPVC double-glazed window. It could also serve as a home office or study.

## **Bathroom**

A stylish and modern family bathroom, complete with a walk-in mains-fed shower, low flush WC, vanity sink with mixer tap, and freestanding bath. A heated towel rail is also included, along with UPVC double-glazed windows to the rear and side, providing plenty of natural light.

## Outside

The front of the property features a driveway offering off-road parking, bordered by mature trees and shrubs. A gated side path leads to a small storeroom, which also provides access to the rear garden while adding extra security. The rear garden is beautifully arranged with a raised patio area, steps down to a lawn, and an additional patio further along – perfect for outdoor dining or entertaining.

## Additional Information

Tenure: Freehold Council Tax Band: B Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.





These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

Situated in the highly sought-after location on the south side of Mansfield, this meticulously renovated three-bedroom semi-detached house greets you with both style and functionality. The property boasts an impressive open-plan kitchen, diner, and family room, providing the perfect space for entertaining guests or enjoying family meals together. A supplementary bright and airy lounge offers a cosy retreat for relaxing evenings. A fully modernised and meticulously designed four piece family bathroom further enhances the appeal of this home. Its proximity to reputable schools and the scenic Berry Hill Park, ensuring convenience and leisure are just a stone's throw away. Residents will appreciate the driveway, providing valuable off-road parking, adding a touch of practicality to this charming abode. With an EPC rating that speaks of its efficiency and value, viewing is essential to fully appreciate the allure of this outstanding property.

Step outside to discover an outdoor sanctuary that offers a delightful setting for al fresco dining, gardening, or simply soaking up the sun. The outdoor space also offers potential for further landscaping opportunities, making it ideal for those with a green thumb or a vision for personalising their surroundings. Adding to the charm and appeal of the property is its serene surroundings and a peaceful ambience, providing a welcome escape from the hustle and bustle of every-day life. Whether you seek a space for relaxation, recreation, embrace the potential of this beautiful property becoming your next home.



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