





111 Berry Hill Lane, Mansfield

Offer In The Region Of £350,000 Freehold

DETACHED CHALET BUNGALOW WITH HUGE POTENTIAL • VERSATILE ACCOMMODATION, SITUATED IN A VERY WELL REGARDED LOCATION • THREE BEDROOMS, HOBBY ROOM & TWO RECEPTION ROOMS • LOVELY KITCHEN, A UTILITY AND INTEGRAL GARAGE • DRIVE FOR SEVERAL VEHICLES, NO UPWARD CHAIN, EPC RATING: D















How To Find The Property

Take the Nottingham Road A60 out of Mansfield to the traffic lights by High Oakham School. Turn left into Berry Hill Lane continuing to the top of the hill to the roundabout taking the first left onto the private road. The property is then located on the right hand side clearly marked by one of our sideboards.

Entrance Porch

Accessed via a UPVC double-glazed door to the front, the entrance porch offers versatility and could serve as a cozy sitting area overlooking the driveway. With surrounding UPVC double-glazed windows providing natural light, this space sets a welcoming tone for the home. A further door leads seamlessly into the main lounge

Living Room

The lounge is a charming space with an inset gas fire, mimicking an Inglenook-style fireplace, as its centre piece, adding warmth and character to the room. A window to the front aspect allows for plenty of natural light, while two central heating radiators ensure comfort. Deep skirting boards add a touch of elegance, and the room flows effortlessly into the dining area through an open archway.

Dining Room

The dining room is a light-filled space, benefiting from dual aspect UPVC double-glazed windows and French doors that open out to the rear garden. It is perfect for hosting family meals or entertaining, with matching deep skirting boards and ample space for a large dining table. Central heating radiators and power points complete this room.

Inner Hallway

The inner hallway serves as a central hub for the ground floor accommodation, featuring a useful storage cupboard and elegant curved walls. Deep skirting boards add character, while stairs rise to the first floor. Two central heating radiators provide warmth, and internal doors lead to all other downstairs rooms.

Downstairs Shower Room

This contemporary shower room features a three-piece suite, including an inset sink unit with storage below, a low flush WC, and a mains-fed shower cubicle finished with wet wall boarding. Fully tiled walls and floors, while a chrome heated towel rail, spotlights to the ceiling, and a UPVC double-glazed window to the rear enhance the space.

Kitchen

15' 11" x 10' 10" (4.85m x 3.30m

The kitchen is equipped with a comprehensive range of wall and base units, offering ample storage and integrated appliances, including a dishwasher, coffee machine, microwave oven, eye-level oven, and hot plate drawer. A sleek work surface houses a countersunk sink with a mixer tap and a four-ring electric Bosch hob with an extractor above. The American-style fridge freezer will also be included in the sale. Spotlights illuminate the space, and a UPVC double-glazed window overlooks the rear garden. An internal door leads to the utility room.

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Utility Room

13' 7" x 9' 7" (4.14m x 2.92m)

A practical room, the utility offers further wall and base units with space and plumbing for a washing machine. A sink and drainer unit with a mixer tap sits within the work surface. UPVC double-glazed windows and a door provide access to the rear garden, while a further door leads into the integral gardee.

Bedroom No 2

15' 9" x 12' 4" (4.80m x 3.76m)

Located on the ground floor, bedroom two is a spacious double room with a fitted storage cupboard and inset shelved units. A UPVC double-glazed window to the front aspect allows for natural light, complemented by a central heating radiator, power points and deep skirting boards.

Bedroom No 3

14' 10" x 10' 0" (4.52m x 3.05m)

Another generously sized double bedroom, this room features the deep skirting boards characteristic of the property. A UPVC double-glazed window to the front aspect provides a bright outlook, while a central heating radiator and power point complete the space.

First Floor

Bedroom No 1

20' 3" x 16' 0" (6.17m x 4.88m)

A breathtaking sized master bedroom, this space offers a UPVC double-glazed window to the front aspect, central heating radiator, and a walk-in wardrobe area providing exceptional storage. Neutra décor enhances the room's charm, and a door leads to the en-suite bathroom.

En-Suite

The en-suite comprises a corner bath and sink unit. Two eaves storage cupboards provide practical storage solutions, while a UPVC double-glazed window to the rear offers elevated views over the local area.

Storage Room/ Hobby Room

15' 4" x 8' 9" (4.67m x 2.67m)

This versatile room offers potential as a hobby room or additional storage space. A Velux skylight window brings in natural light, the room also has potential to create a fourth bedroom subject to relevant permissions and regulations.

WC

The WC on the first floor features a low flush WC, sink unit, eaves storage, and fitted storage cupboards. A UPVC double-glazed window to the rear enjoys elevated views, while a central heating radiator ensures comfort

Outside

The property is set behind electric gates, opening onto a driveway that provides off-road parking for several vehicles. The integral garage, with its electric up-and-over door, adds further convenience. The rear garden offers a spacious outdoor area with a high degree of privacy. While it requires some maintenance, the garden is mostly laid to lawn with mature shrubs, creating potential for a beautiful outdoor retreat. A gated side access leads back to the front of the property.

Additional Information

Tenure: Freehold Council, Tax Band: E, Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker

Potential buyers are to be aware that the area of private drive in front of the property stretching the boundary width, is the responsibility of the owner for it upkeep and maintenance.





