



A substantial detached home residing in 0.45 acres

Roebuck Drive, Mansfield, Nottinghamshire

Freehold



Six bedroom detached residence • Four reception rooms • Three bathrooms • Highly desirable location • Private road • Substantial rear garden 0.45 acres

Local Information

Roebuck Drive is a private road in one of Mansfield's most desirable areas. This detached property sits on a substantial plot bordered by a wealth of mature hedges and trees providing privacy in a quiet setting. There are a range of excellent facilities in Mansfield Town Centre. The M1 Motorway Junction 28 is approximately 7.2 miles and Nottingham is approximately 15 miles.

About this property

Located off Roebuck Drive, Gaywood sits behind an ample driveway providing parking for several cars. Entering through a storm porch into the main hall which has period wood panelling and stairs ascending to the first floor accommodation.

Off the entrance hall is a home office / study with plenty of natural light through front aspect. Cloakroom with hand wash basin and low flush WC and small window to the side elevation. The main sitting room offers a warm and cosy space with bay window to the side aspect, and open fireplace with ornate stone surround. Double doors open out into the dining and garden room which has sliding doors out into the garden which provides flexible accommodation.

The kitchen is fully fitted with AGA, freestanding gas cooker and oven, sink and drainer and a

wealth of base and wall mounted units and cupboards, door leads out to the utility room which further provides additional storage, plumbing for appliances and sink and drainer. Steps lead off into the garage which houses the boiler.

Off the utility room leads to a spacious reception room, ideal games or playroom. French doors open out to the rear garden. Door leads off to a bathroom, comprises of panelled bath, low flush WC and hand wash basin. Window to the rear aspect.

The first floor accommodation comprises of six bedrooms, en-suite to the principal and family bathroom. Bedroom one is a spacious double bedroom with fully fitted wardrobes and en suite shower room fitted with shower cubicle, bidet, WC and hand wash basin. Window to the rear elevation. Bedroom Two is a further double with full height built-in wardrobes and window overlooking the front. Bedrooms Three, Four and Five are all generous double bedrooms, with bedroom six a spacious single. The family bathroom comprises of corner shower, panelled bath, low flush WC, bidet and hand wash basin. Window to the front elevation.

The outside benefits from a substantial plot extending to approximately 0.6 acres (STMS). A wealth of mature trees and planting with high hedging providing a private garden which is mainly laid to lawn.





Roebuck Drive, Mansfield, Nottinghamshire, NG18
Gross Internal Area 3130 sq ft, 290.8 m²

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Approximate Area = 290.8 sq m / 3130 sq ft
Garage = 29.1 sq m / 313 sq ft
Total = 319.9 sq m / 3443 sq ft
Including Limited Use Area (11.7 sq m / 126 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	59	73
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, Scotland & Wales	EU Directive 2002/91/EC	

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