



Falmouth House, 5 Highfield Mews Mansfield Road, Scarcliffe,

Saxton Mee



# Falmouth House, 5 Highfield Scarcliffe

Guide Price

## £725,000

GUIDE PRICE £725,000-£750,000

On an exclusive small gated development, in a semi rural location, a stunning stone built new build family residence with five bedrooms and four bathrooms. Offering modern contemporary accommodation with underfloor heating to the ground floor and designed and fitted out to a very high specification. An internal inspection an absolute must.

The accommodation extends to over 2800 sqft and is offered for sale with immediate vacant possession and no chain. Conveniently situated close to good nearby amenities, surrounded by fabulous countryside and easy access with the M1 motorway to Chesterfield, Doncaster and Sheffield and less than 2 hours commute to London.

Reception hall with tiled floor, study, fantastic dining kitchen with high quality appliances and granite work surfaces, utility room, cloakroom, sitting room with feature stone fireplace and French windows. First Floor: master bedroom with luxury en-suite shower room, double bedroom two with en-suite shower room, bedroom three and luxury family bathroom. Second Floor: bedroom suite four with en-suite shower room, bedroom five and storage room. Outside: Electric gated development, landscaped gardens to front, side and rear and double garage with electric doors.



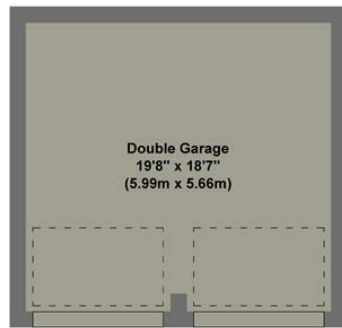
- Exclusive Small Gated Development
- New Stone Built Detached Family Residence
- Five Bedrooms and Four Bathrooms
- Very High Specification - Modern Contemporary Accommodation
- Semi Rural Location Surrounded By Open Countryside
- Close to Amenities and Good Transport Links
- Over 2800 sqft of Stunning Accommodation
- Very High Spec Kitchen with High Quality Appliances
- EPC Rating A
- Viewing: Banner Cross Office



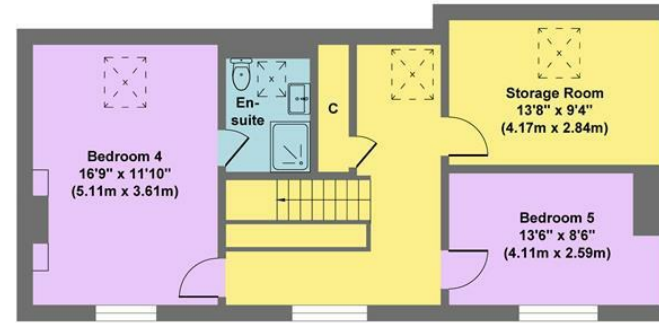




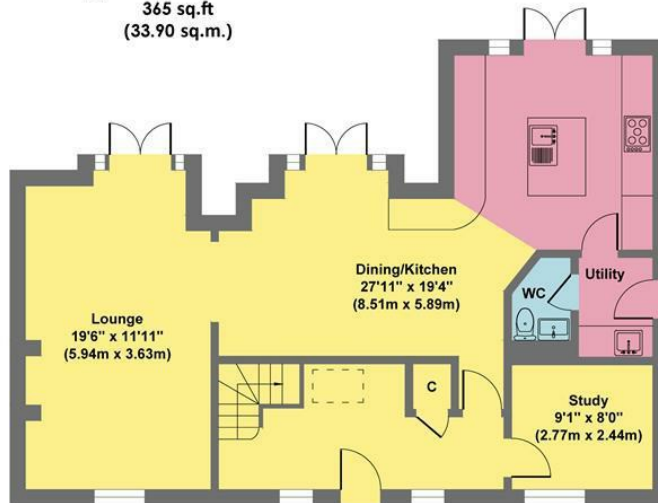
## 5 Highfield Mews



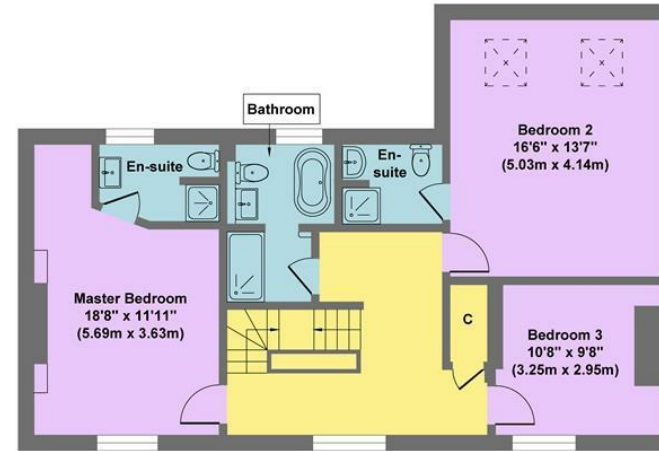
**Garage**  
Approximate Floor Area  
365 sq.ft  
(33.90 sq.m.)



**Second Floor**  
Approximate Floor Area  
699 sq.ft  
(64.93 sq.m.)



**Ground Floor**  
Approximate Floor Area  
889 sq.ft  
(82.59 sq.m.)



**First Floor**  
Approximate Floor Area  
862 sq.ft  
(80.08 sq.m.)

**Approx. Gross Internal Floor Area 2815 sq.ft / 261.50 sq.m**

Illustration for identification purposes only, measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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