



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

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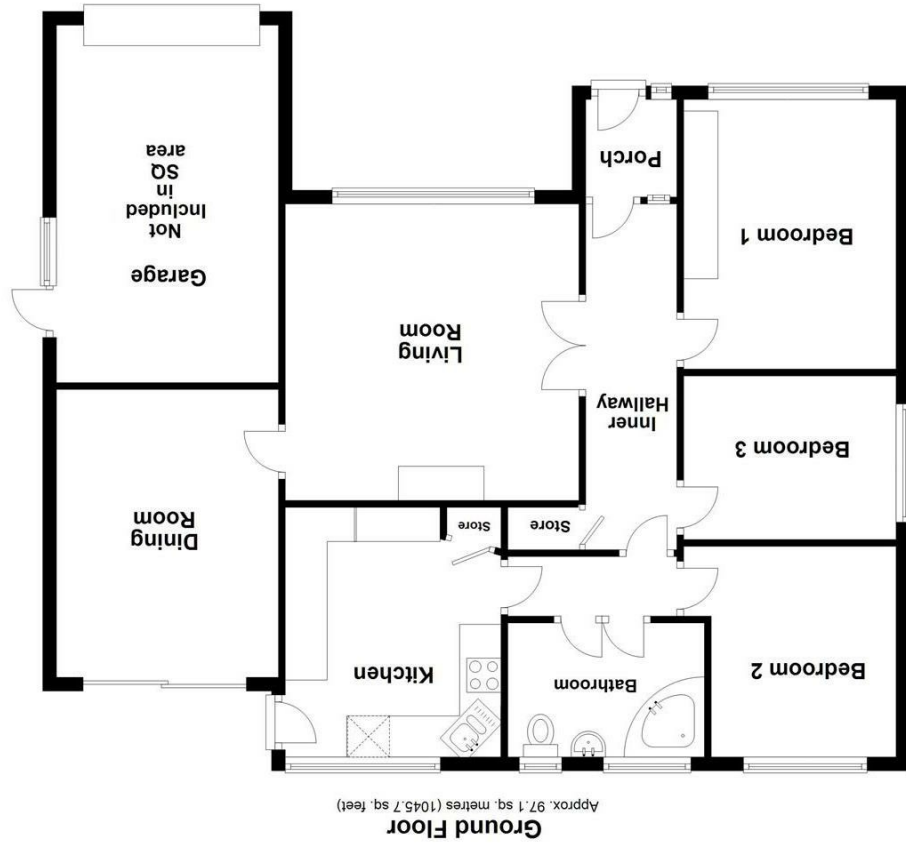


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 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com  
 Email: lettings@johnsankey.com www.johnsankey.com



**John Sankey**  
 Estate Agents

Total area: approx. 97.1 sq. metres (1045.7 sq. feet)  
 Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
 Plan produced using PlanUp.



John Sankey

35 Beverley Drive, Mansfield, Notts, NG18 4QL  
 Guide Price £350,000 to £360,000

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 Estate Agents





# Beverley Drive

## Mansfield

GUIDE PRICE £350,000-£360,000 This immaculately presented three-bedroom EXTENDED DETACHED BUNGALOW offers light and airy accommodation, boasting a spacious lounge, separate dining room, and three well-proportioned bedrooms. The property also features a modern three-piece bathroom suite and a fully fitted kitchen, providing comfortable and tidy living spaces throughout.

Outside, the well-maintained front and rear gardens provide an ideal setting for relaxation and outdoor entertaining. Furthermore there is a paved driveway taking care of off-road parking and garage. Situated in a highly desirable location, this property is offered for sale with NO UPWARD CHAIN, making it an attractive opportunity for potential buyers.

### How to find the property

Take the Nottingham Road A60 out of Mansfield to the traffic lights by West Notts Collage. Continue straight ahead at the lights and turn left at the cross roads into Lichfield Lane. Follow until the bend turning right onto Chatsworth Drive. Take the second right onto Dorchester Drive and then right again onto Beverley drive, turn right into the bottom of the cul-de-sac and the property is located directly in front of you clearly marked by one of our sign boards.

### Porch

A UPVC double glazed door leads in to the entrance porch, which has carpeted floor and a further door into the main inner hallway.

### Inner Hallway

The inner hallway is newly decorated and provides access to all areas of the bungalow, along with a storage cupboard and power point.

### Living Room

14'10" x 14'1"

The living room is spacious and bright, featuring an electric fire as the centre piece and UPVC double glazed windows that fill the room with natural light. It is equipped with coving on the ceiling, a central heating radiator, a TV point, and power points. Additionally, there is a doorway leading to the dining room and a serving hatch from the kitchen.



### Dining Room

13'10" x 10'8"

The dining room, an extension to the original dwelling, comfortably accommodates at least 6 to 8 people to dine and provides a fantastic space to entertain. It features a double glazed patio door that provides access to the rear garden. The room is equipped with a central heating radiator, coving on the ceiling, and power points. Additionally, there is a door leading to the lounge.

### Kitchen

12' maximum x 10'4"

The kitchen is equipped with wall and base units, complemented by a work surface that houses a 1 1/2 bowl sink and drainer unit with a mixer tap. It features a four-ring gas hob with an extractor fan above and a fitted oven. Additionally, there is space and plumbing for a washing machine and a fitted breakfast table. The room includes a central heating radiator and a UPVC double glazed window that overlooks the rear garden, offering views and natural light. A door provides access to the garden, and there is also a storage cupboard housing the gas central heating boiler.

### Bedroom No. 1

12'11" x 10'2"

Bedroom one is a generously sized double bedroom featuring a UPVC double glazed window to the front aspect, providing ample natural light. It includes fitted wardrobes along one wall, complete with matching bedside tables that will be included in the property sale. The room is equipped with a central heating radiator and power points.

### Bedroom No. 2

10'1" x 8'9"

Bedroom two is another spacious bedroom in our opinion with a UPVC double glazed window, offering pleasant views of the rear garden. It features a central heating radiator and power point.

### Bedroom No. 3

10'2" x 7'11"

Bedroom three is a generously sized single room, offering versatility to be used as a study or hobby room depending on your needs. It features a UPVC double glazed window to the side aspect, providing natural light, along with a central heating radiator and power point.

### Bathroom

The bathroom is generously proportioned and features a three-piece suite comprising a low flush WC, a pedestal sink, and a corner bath with a mains fed rainfall shower above. It is equipped with a central heating radiator and a heated towel rail. The room is illuminated by UPVC double glazed windows to the rear and spotlights on the ceiling. The modern tiling on the walls adds a stylish touch to the space.

### Outside

The property boasts a paved driveway providing ample off-road parking, complemented by a path leading to the main entrance door. The front garden features a well-maintained lawn with neatly dugout borders and beautifully planted shrubs. Gated access leads to the rear garden.

The rear garden is meticulously landscaped and offers a serene atmosphere. The rear garden includes a paved patio area, perfect for outdoor seating and entertaining, a well-cured lawn surrounded by mature shrub borders. Conveniently, there is a gate providing access to Chatsworth Drive, enhancing accessibility to local bus service amenities. Additionally, the property features an outside tap and gated access to both sides, facilitating ease of movement around the premises.

### Garage

17'2" x 10'8"

The garage is easily accessible from the driveway via an up & over door and features a pedestrian UPVC double glazed door to the side aspect.

### Additional Information

Tenure: Freehold

Council Tax Band: D

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

