



## 4 Booth Avenue, Pleasley

£225,000 Freehold

Detached Bungalow • Two Double Bedrooms with Fitted Wardrobes • Kitchen Diner with Some Integrated Appliances • FOUR Piece Family Bathroom • Parking for Several Vehicles with Driveway and Garage • No Onward Chain, Epc Rating tbc



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**John Sankey**





### **How to find the Property**

Take the Chesterfield Road A6191 out of Mansfield continuing for approximately two and a half miles to the traffic lights at the junction with the A617. Continue straight ahead into Pleasley and just before the next set of traffic lights bear left and past the shops, round the sharp corner and then turn right and then immediate left into Booth Avenue. The property is on the right hand side clearly marked by one of our signboards.

### **Hallway**

Walk into this delightful spacious hallway, with doors leading to two bedrooms, lounge, dining kitchen, bathroom, laminate floor and cupboard housing the central heating boiler that is approx 4 year old and radiator.

### **Kitchen/Diner**

15' 9" x 12' 3" (4.80m x 3.73m)

The extended kitchen is fitted with a range of wall and base units cupboards and drawers, the upvc window to the side, rear and the back door makes this a light and airy living space. The property includes integrated fridge, freezer, oven, microwave and hob with extractor fan over, plumbing for integrated washing machine. The generous space for table and chairs also makes this a great entertaining kitchen. Radiator, door to hallway and rear garden.

### **Living Room**

11' 11" x 11' 9" (3.63m x 3.58m)

The lounge is situated to the rear of the property, with double French Doors overlooking the rear landscaped garden and radiator.

### **Bedroom One**

14' 6" x 8' 10" (4.42m x 2.69m)

Spacious light and airy room with large bay window to the front of the property, fitted wardrobes and radiator.

### **Bedroom Two**

12' 0" x 10' 11" (3.66m x 3.33m)

Spacious light and airy room with large bay window to the front of the property, fitted wardrobes and radiator.

### **Bathroom**

Four piece suite comprising of bath, wash hand basin, low flush wc, fully tiled walls and floor, separate shower cubicle housing electric shower, chrome heated towel rail and upvc window to the side.

Externally

Approach – Block paved driveway and front garden with a brick wall, detached garage which is insulated and has electric. Gardens Rear – An enclosed garden offering considerable privacy which is not overlooked from the rear. Including block paved and presscreted for low maintenance with mature borders, garden shed and a aviary.



Additional Information

Council Tax Band B Epic rating tbc No onward Chain Freehold

