





# 42 Westdale Road, Mansfield

£225,000 Freehold

INDIVIDUAL 2 BED DETACHED BUNGALOW • MUST BE VIEWED. EPC RATING: C • SPACIOUS LIVING/DINING ROOM • BUILT 2006 WITH CLEAN & TIDY INTERIOR • BRIGHT AND AIRY CONSERVATORY















#### **How To Find The Property**

Take the Woodhouse Road A60 out of Mansfield before turning left at the shops into Birding Street. Take the 3rd left on Westdale Road and the property is located on the left hand side clearly marked by one of our sign boards.

#### **Entrance Hall**

Dimensions: 2.51m maximum x 1.22m maximum (8'3" maximum x 4' m. The entrance hall is accessed via a PVC double glazed door to the side of the property. This welcoming space provides access to all areas of the bungalow. It features a central heating radiator, power points, and loft access.

# Lounge/Dining Room

Dimensions: 5.54m x 3.66m (18'2" x 12'). The lounge dining room, boasts a UPVC double glazed window to the front, offering ample natural light. This room is generously sized and features laminate flooring and neutral décor. It comfortably accommodates dining for up to four to six people and includes a central heating radiator, TV point, and power points. Additionally, UPVC double glazed French doors lead to the conservatory.

## Conservatory

Dimensions: 3.25m x 2.69m (10'8" x 8'10"). Seamlessly extending from the lounge, the conservatory features laminate floor covering and UPVC double glazed windows and doors that open to the side garden. A central heating radiator ensures comfort throughout the year, making the room usable regardless of the season.

# Kitchen

Dimensions: 4.22m x 2.18m (13'10" x 7'2"). The kitchen is equipped with a range of wall and base units, complemented by a work surface that houses a sink and drainer unit with a mixer tap. A four-ring gas hob with an oven beneath provides cooking facilities. Spotlights illuminate the ceiling, while tile flooring adds durability. The space also includes provisions for a washing machine, along with a central heating radiator. UPVC double glazed windows and doors open out to the garden, offering natural light and easy access to outdoor spaces.

#### Bedroom No 1

Dimensions: 3.48m x 3.02m (11'5" x 9'11"). A well proportioned double room featuring a UPVC double glazed window to the front aspect, which provides ample natural light. It is equipped with a central heating radiator and power points, offering comfort and convenience.

# Bedroom No 2

Dimensions: 3.43m x 2.92m (11'3" x 9'7"). Bedroom two is also a generously sized room with a UPVC double glazed window overlooking the side garden, allowing natural light to filter in. It features a central heating radiator and power points, making it suitable for use as a double bedroom.

## Bathroom

Dimensions: 2.41m x 1.96m (7'11" x 6'5"). The bathroom is fitted with a modern four-piece suite, featuring a low flush WC, a pedestal sink with a mixer tap, and a bath, along with a separate shower cubicle equipped with a mains-fed rainfall shower. The walls are tiled, and there are spotlights on the ceiling, enhancing the contemporary feel. A chrome heated towel rail adds a touch of luxury, and natural light streams in through the UPVC double glazed window to the rear aspect.

#### Outside

Externally, the property boasts a deceptively spacious plot. A driveway to the front, accessed through double gates from a brick boundary wall, offers parking space. Additionally, there is a lawned side garden, included within the property sale, and a paved rear yard area. The rear yard features an outside tap and gates, providing convenient access to both the front and side of the property.

## Garage

The garage has been re-purposed (not to building regulations) as another room, which would ideally create a gym area or the possibility of a home office should you require. There is wooden flooring, power points and a UPVC double glazed door to the rear yard area.

## **Additional Information**

Tenure: Freehold

Council Tax Band: B

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.





