





# 3 Gordondale Road, Mansfield

GUIDE PRICE £310,000 to £325,000 Freehold

IMMACULATE THREE BEDROOM DETACHED BUNGALOW • COUNTRY STYLE DINING KITCHEN PLUS LOUNGE/DINER • BATHROOM WITH BATH AND SHOWER PLUS CLOAKS/W.C • SUNROOM WITH PATIO DOOR LEADING TO REAR GARDEN • WELL MAINTAINED GARDENS TO FRONT AND REAR PLUS GARAGE















#### **Ground Floor**

#### Porch

Entering the property through a part-glazed composite entrance door, the porch offers a welcoming space with a UPVC window to the side that allows plenty of natural light. The porch is fitted with carpeted flooring, and there is a door leading to the inner hallway.

#### Hallway

The hallway is carpeted and features a central heating radiator, offering warmth and comfort throughout the home. A loft access hatch with a loft ladder, part-boarded and with lighting, is also available for extra storage space.

## Lounge/Diner

19' 10" x 14' 11" (6.05m x 4.55m)

A spacious lounge with a striking feature stone half-wall and a gas log burner creates a cosy and inviting atmosphere. The room is fitted with carpeted flooring, two central heating radiators, and two UPVC double-glazed windows. One of the windows has a feature overlook into the kitchen dining area, enhancing the connection between the living spaces.

#### Kitchen

13' 11" x 10' 1" (4.24m x 3.07m)

The country-style kitchen is fitted with a range of base and wall cupboard units, providing plenty of storage space. The wood-effect roll-top work surfaces are inset with a ceramic sink, complemented by a stainless steel mixer tap.

Appliances include an electric hob with an extractor fan above, a single electric oven, an integrated fridge-freezer, and an integrated dishwasher. The kitchen also includes a separate breakfast bar area, perfect for casual dining.

Laminate flooring and a central heating radiator add to the modern and functional feel, with a UPVC double-glazed window overlooking the rear garden.

## Side Entrance Hall

Accessible from the side of the property, the entrance hall features a half-glazed UPVC double-glazed door, vinyl flooring, and doors leading to the cloakroom/WC and a store cupboard.

# W.C.

This convenient cloakroom is fitted with vinyl flooring and includes a low-level WC, a UPVC double-glazed window, and a wall-mounted gas combination boiler.

## Inner Hallway Area

The inner hallway, flowing from the lounge and dining area, features carpeted flooring and a UPVC double-glazed window, allowing plenty of natural light to fill the space.

#### Utility

5' 11" x 4' 0" (1.80m x 1.22m)

The utility room is equipped with space and plumbing for a washing machine, along with shelving for extra storage. Laminate flooring and a UPVC double-glazed window add to the practicality of this room.

#### Sun Room

11' 10" x 9' 3" (3.61m x 2.82m

The bright and airy sunroom features a part atriumstyle ceiling, creating a spacious and light-filled area. With UPVC double-glazed patio doors leading out to the rear garden, the sunroom is perfect for relaxing or entertaining. It also includes a central heating radiator and carpeted flooring.

## Bedroom No. 1

14' 3" x 10' 10" (4.34m x 3.30m)

The generously sized master bedroom offers numerous fitted wardrobes, providing ample storage space. The room is carpeted, with a UPVC double-glazed window and a central heating radiator, creating a comfortable and peaceful retreat.

## Bedroom No. 2

10' 1" x 8' 11" (3.07m x 2.72m)

A second double bedroom, also featuring carpeted flooring, a central heating radiator, and a UPVC double-glazed window, making it a bright and airy room.

#### Bedroom No. 3

10' 1" x 9' 0" (3.07m x 2.74m)

A third well-proportioned bedroom, again with carpeted flooring, a central heating radiator, and a UPVC double-glazed window, offering a flexible space for use as a bedroom, study, or quest room.

## **Bathroom**

The bathroom is fitted with a luxurious four-piece suite, including a panelled bath with a mixer tap, a glazed shower unit with a dual-head gravity shower, a wash hand basin with a cupboard below and mixer tap, and a low-level WC. Laminate flooring, a chrome towel rail, and a UPVC double-glazed window complete the modern and functional space

## Garage

A single garage with an up-and-over door provides secure parking and extra storage space. The garage is equipped with both light and power.

#### Outside

The front of the property features a driveway leading to the attached single garage. The lawn area is beautifully maintained and surrounded by feature borders with a selection of trees, shrubs, and plants.

There is also gated access to the rear of the property. The well-maintained rear garden is a true highlight, offering a large decking area perfect for entertaining guests. A spacious lawn area is bordered by a selection of shrubs and bushes, with a raised border at the rear featuring trees that provide privacy and a serene environment. Additionally, there is access down the side of the property to the front.

Additional Information

Tenure: Freehold

Council Tax Band: C

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





