





# 25 Waterson Close, Mansfield

Offers in Region of £365,000 - Freehold

THREE BEDROOM DETACHED BUNGALOW • WELL EQUIPPED AND RECENTLY RENOVATED KITCHEN • MODERN SHOWER ROOM AND A WC. EPC RATING: D • BRIGHT AND AIRY CONSERVATORY CONNECTING TO THE OUTDOOR SPACE • GENEROUSLY SIZED UTILTY ROOM AND SEPARATE STORE ROOM, FORMALLY THE GARAGE • WELL MAINTAINED AND BEAUTIFUL FRONT AND REAR GARDEN AREAS • DRIVEWAY AND CAR PORT OFFERING OFF ROAD PARKING • HIGHLY SOUGHT AFTER AREA















#### **Entrance Hall**

A bright and welcoming entrance hall that provides access to the main living areas. It includes a central heating radiator and power points, setting a warm tone for the rest of the home

## Lounge

11' 10" x 17' 11" (3.61m x 5.45m)

A cosy yet generously sized lounge, featuring a gas fire place, a UPVC double-glazed window to the front and side aspect that floods the room with natural light, a central heating radiator, and power points.

# Kitchen

11' 11" x 8' 9" (3.64m x 2.67m)

Recently renovated within the last 12 months, the kitchen offers a stylish and modern space with a range of wall and base units that houses, a one a half sink, integrated dishwasher, fridge freezer, oven, hob, and extractor fan. A UPVC double-glazed window brightens the room, while the layout flows into the dining area and conservatory, making it ideal for entertaining and everyday living.

### Conservatory

15' 11" x 11' 1" (4.84m x 3.39m)

A standout feature of the home, this bright and airy conservatory offers space to seat up to six people alongside an additional seating area. UPVC double-glazed windows and roof flood the space with natural light, while double doors lead directly to the garden, seamlessly blending indoor and outdoor living. This space also features a central heating radiator and power points for added convenience.

# **Utility Room**

11' 11" x 11' 8" (3 64m x 3 55m

A versatile and generously sized utility room with a base unit, additional appliance space, and both a UPVC double-glazed and stained glass window. It features a central heating radiator and power points while also offering access to the store room and WC. This space could be utilised to any buyers needs, from a utility room, home office or gym, offering vast opportunity and options.

#### WC

This offers a low flush wc, wall mounted sink and a UPVC double glazed window.

### Store Room

Formally the garage alongside the utility room, this space now offers plentiful storage space with access from the drive and utility room. It also features lighting and power points for convenience.

# Bedroom No 1

11' 9" x 10' 11" (3.58m x 3.33m)

A generous double bedroom overlooking the rear garden, with a fitted wardrobe, coved ceiling, central heating radiator, power points, and adjoining access to the shower room

### Bedroom No 2

11' 9" x 10' 11" (3.59m x 3.33m)

Another spacious double bedroom with a UPVC double-glazed window to the front, filling the room with natural light. This space also includes central heating radiator, and power points.

#### Bedroom No 3

7' 7" x 7' 4" (2.32m x 2.24m)

A practical third bedroom with a UPVC double-glazed window, central heating radiator, and power points. This room could also serve as a nursery, study, or home office

#### **Shower Room**

A modern shower room featuring a walk-in electric shower with tiled floor-to-ceiling walls for easy maintenance, a vanity sink with mixer tap, low flush WC, heated towel rail, spotlights, and a UPVC double-glazed window

### Outside

The property benefits from a driveway and covered carport providing off-road parking. A lawn bordered by plants and shrubbery adds charm and curb appeal, while side gated access leads to the rear. A beautiful and relaxing garden featuring a decking area off the conservatory, complete with a pond and seating, creating the perfect spot for outdoor entertaining and relaxing. A ramp leads down to the lawn, which is bordered by flowerbeds, mature shrubs, and further patio seating. The garden continues lower section featuring mature trees and shrubbery, offering a peaceful retreat.

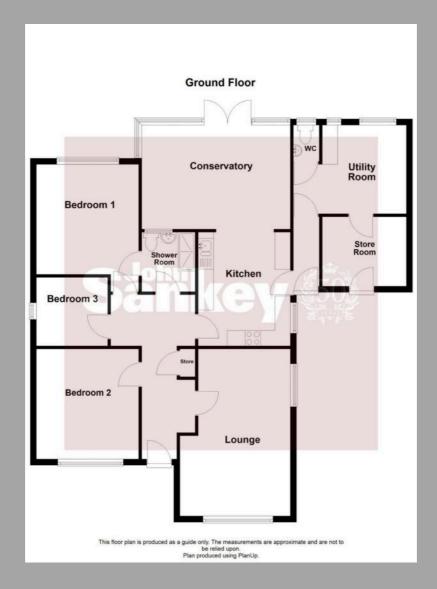
# **Additional Information**

Tenure: Freehold Council tax band: D Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.









These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

Situated in a highly sought after area, this beautifully presented three-bedroom detached bungalow combines modern living with practical features, making it an ideal home for a variety of buyers.

Upon entering, you are welcomed by a spacious and inviting entrance hall that sets the tone for the rest of the property. The generous lounge offers an abundance of living space, complete with a feature fireplace. The recently renovated kitchen is well-equipped and flows seamlessly into a light-filled conservatory, creating a wonderful space for dining or relaxing. Adjoining the kitchen is a utility room with WC and access to a practical store room.

The bungalow offers two generously sized double bedrooms positioned at the front and rear of the property, with a third bedroom situated in between. A modern family shower room complements these rooms and completes the internal spaces.

Externally, the home features a driveway with carport providing off-road parking, along with a lawned front garden and mature shrubbery that enhance its curb appeal. To the rear, the garden is a private and relaxing retreat, with a patio ideal for outdoor dining and entertaining, surrounded by mature trees and planting that add both character and charm.

Overall, this characterful and practical bungalow offers a perfect blend of style, comfort, and convenience in a highly sought-after location.



