



WATERSON CLOSE | MANSFIELD | NG18 4JQ

**BuckleyBrown**  
ESTATE AGENTS

SETTLE DOWN!... This fantastic three-bedroom bungalow presents an inviting and spacious living area and established gardens which are certain to be loved by all! Situated in a great residential location, this detached residence has wonderful local amenities within easy reach! From the moment you step inside, you will see the huge potential that this property has to offer and is just perfect for anyone wanting to add their own stamp! Let's take a look inside..

Upon entry, you will be lead nicely to the lounge where you'll find a warm and homely space, complemented with neutral decor and a feature fireplace. Together with a spacious window to the front allowing for an abundance of light to beam in. Step into the kitchen from here where you'll find a range of units and cabinets and integrated appliances. Along with space for all of your essential appliances. Together with a delightful open plan layout which flows seamlessly to the dining area where there is plenty of room for a dining set if you desire! Not to mention a beautiful conservatory with surrounding windows providing a wonderful outlook of the garden.

Step across the hall where you'll find three double bedrooms, all of which have been kept to a high standard. The first even benefits from its own fitted wardrobes, offering a fantastic, space saving addition to the property! Let's not forget the stylish en-suite facility. There is also a shower room which completes the floor nicely.

Outside will continue to impress, with a driveway which leads up to the double garage, allowing space for ample off-street parking to the front of the property. Furthermore, there is a spacious and well established garden to the rear with a maintained lawn, patio seating area and fence surround. Just perfect for you to take advantage of in the summer!





**Lounge 18'0" x 13'5"**  
With carpet to flooring, central heating radiator, coving, feature fireplace and window to the front elevation.

**Kitchen 21'3" x 9'2"**  
Fitted with neutral wall and base units, work surface, inset sink with a mixer tap above, gas hob, integrated oven and microwave. Together with an inset sink with a mixer tap above, extractor fan, down lights, tiled flooring and down lights. As well as a window to the rear elevation.

**Dining Room 10'8" x 9'2"**  
With tiled flooring, central heating radiator, down lights and French doors leading outside.

**Conservatory 13'0" x 7'6"**  
With laminate flooring, surrounding windows and French doors leading out to the garden.

**Bedroom One 11'11" x 13'11"**  
With carpet to flooring, central heating radiator, fitted wardrobe, coving, en-suite and window to the front elevation.



**En-Suite 6'10" x 8'2"**  
Fitted with an enclosed shower, low flush WC, bidet, wash hand basin with vanity storage, shaver point, full height tiling and an opaque window to the front elevation.

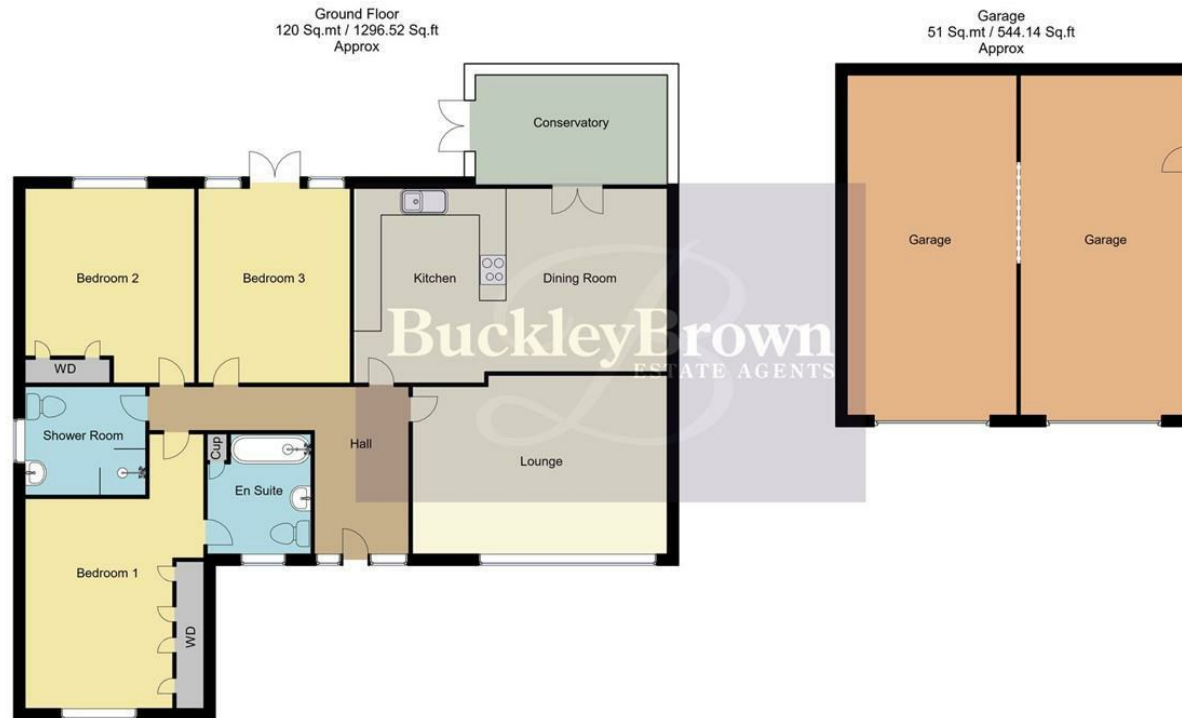
**Bedroom Two 11'4" x 12'8"**  
With carpet to flooring, central heating radiator, coving, fitted wardrobe and window to the rear elevation.

**Bedroom Three 10'0" x 12'8"**  
With carpet to flooring, central heating radiator, coving and French doors leading outside.

**Shower Room 8'2" x 7'2"**  
Complete with a panelled bath, wash hand basin with vanity storage, low flush WC, and an opaque window to the side elevation.

**Outside**  
With a driveway to the front elevation providing off-street parking for added convenience. As well as a double garage allowing an abundance of storage space. There is a spacious and well established garden to the rear with a maintained lawn, patio seating area and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

WATERSON CLOSE  
MANSFIELD  
NG18 4JQ



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**BuckleyBrown**  
ESTATE AGENTS