



CHURCH VIEW | NEW HOUGHTON | MANSFIELD | NG19 8TW

**BuckleyBrown**  
ESTATE AGENTS

**\*\* GUIDE PRICE £300,000 - £310,000 \*\* COMFORTABLE LIVING!...** This deceptively spacious four-bedroom detached bungalow presents a warm and homely feeling throughout. As soon as you step inside you will see the potential that this property presents and is ideal for anyone wanting to add their own stamp and make it their own! Let's look around...

Upon entering, you will find the inviting hallway where you'll conveniently have access to most rooms. We will make a start in the living room which provides you with a feature fireplace, offering a warm and cosy environment where the whole family can enjoy spending time together! Together with French doors leading nicely to the rear garden for added convenience. Next we have the kitchen which comes complete with a range of matching units and cabinets with room for adding your own dining set, great for when friends and family visit for tea! Not to mention tiled flooring complementing this space, as well as down lights.

There are four well-appointed bedrooms, all of which are of a great size and make it easy to add your own personal sense of style with your own decor. Boasting ample versatility for you to utilise as you wish! You'll also love the added benefit of a private en-suite facility to the master. Completing this floor is a family bathroom complete with a bath, pedestal wash basin and WC.

Outside presents a gated driveway offering space for off-street parking with a handy detached garage. Furthermore, there is a laid to lawn garden to the rear with a patio seating area! Think this could be the one for you? Don't miss out! Call now to book in a viewing!





**Entrance Hallway**  
With carpet to flooring, central heating radiator, coving, cupboard for additional storage and access to;

**Living Room 12'11" x 16'3"**  
With carpet to flooring, central heating radiator, window to the front elevation and French doors leading outside.

**Kitchen/Dining Room 10'10" x 16'3"**  
Complete with matching cabinets and units, work surface, ceramic hob, inset sink, tiled walls, extractor fan, integrated double oven, down lights and plumbing for a washing machine.

Along with tiled flooring, two central heating radiators, coving, window to the front elevation and French doors leading outside.

**Bedroom One 13'7" x 20'2"**  
With carpet to flooring, central heating radiator, fitted wardrobe, window to the side elevation and French doors leading outside. Along with access to an en-suite facility.

**En-Suite 6'2" x 7'9"**  
Complete with an enclosed shower, low flush WC, pedestal sink, full height tiling, extractor fan and an opaque window to the side elevation.



**Bedroom Two 10'7" x 13'6"**  
With carpet to flooring, central heating radiator, fitted wardrobe and window to the side elevation.

**Bedroom Three 8'3" x 8'7"**  
With carpet to flooring, central heating radiator and window to the front elevation.

**Bedroom Four 8'3" x 10'10"**  
With carpet to flooring, central heating radiator and window to the front elevation.

**Bathroom 5'1" x 11'2"**  
Complete with a panelled bath, low flush WC, pedestal sink, full height

tiling, central heating radiator and an opaque window to the side elevation.

**Outside**  
With a gated driveway to the front elevation which in-turn provides access to a detached garage. Together with an enclosed garden to the rear with a patio seating area and lawn.



Ground Floor  
121 sq.m / 1297.10 sq.ft  
Approx.

Garage  
17 sq.m / 180.68 sq.ft  
Approx.



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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	

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



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