



ANVIL GROVE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8DA

BuckleyBrown
ESTATE AGENTS

A STUNNING RESIDENCE!!.. Introducing this charming three-bedroom detached bungalow to the market, located in the desirable area of Mansfield Woodhouse and nearby to a range of handy shops, amenities, and parks. This well-presented property boasts instant curb appeal, and offers a delightful blend of comfort and convenience, making it ideal for those looking for their home forever. Let's take a look inside.

Upon entry, you will be welcomed to a light and airy entrance hall with beautiful laminate flooring and fresh walls. Through to the lovely lounge, you will get a warm and inviting feel feeling, this is the perfect space to unwind after a long day. The modern kitchen features a range of contemporary units and comes handy with an oven, hob and extractor fan. Not to mention the stunning flooring and spotlights, with space for a good-sized dining table, a great setting for hosting dinner parties. The squared archway separates the kitchen/diner from a second sitting room, a very sociable room you may want to spend a lot of time in, with its fabulous surrounding windows and large skylight. This live-in kitchen area is definitely a showstopper! As you can see, everywhere has been kept to a fantastic standard with a very modern style throughout.

Moving further, you will find three terrific bedrooms, the master including fitted wardrobes, and all of which offer lots of flexibility to add your own stamp. The bathroom completes the floor, and is fitted with a modern four-piece suite.

Heading outside, the well-maintained lawn and decking area lend themselves perfectly to BBQs in the summer months! This property offers a great deal of privacy. To the front of the property is a generous driveway that allows off-road parking for multiple cars. Furthermore, the property benefits from a detached garage, providing ample secure storage space. Call now to book a viewing!!





Hall

With access to;

Living Room 14'8" x 13'7"

With carpeted flooring, a stylish wooden door and window to front elevation.

Kitchen/Diner 14'9" x 7'10"

Including a range of cabinets and units with work surface over, an inset sink and space for appliances. With downlights and access to;

Sitting Room 10'10" x 12'6"

An open plan sitting room with a large

skylight, with window surrounding and downlights.

Bedroom One 14'4" x 13'11"

Including fitted carpets, fitted wardrobes and window to rear elevation.

Bedroom Two 9'3" x 11'10"

Including fitted carpets and window to front elevation.

Bedroom Three 7'0" x 12'2"

Including fitted carpets and window to rear elevation.

Bathroom 7'0" x 10'0"

With a four-piece suite, including a shower cubicle, panel bath, hand wash basin and a low flush WC.

Outside

With a garage and private driveway to the front and a well-maintained lawn with decking in the corner to the rear.





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.

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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) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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