



6 BUDDY AVENUE | | MANSFIELD | NG18 3JB

BuckleyBrown
ESTATE AGENTS

A LASTING IMPRESSION!...This three bedroomed detached bungalow is without doubt a property that you need to come and see to truly appreciate the size and quality of accommodation and we are sure you'll be just as impressed as we were, the best way to describe this property is like a 'Tardis!' The location is great too, being positioned in close proximity to amenities and transport links.

This detached property has been kept to an exceptional standard throughout and is a true credit to its current owners. Each room has been decorated to a great standard, boasting class and sophistication. The spacious living/dining room is sure to immediately impress; it has been extended to suit modern-day living and offers ample space for you to enjoy entertaining. Benefiting from a stunning skylight and bi-fold doors that bring the outside inside. Together with access to a versatile office and WC.

If that's not enough, there is a newly fitted kitchen featuring a stylish range of wall and base units to utilise, along with ample room for preparing meals. There are also integrated appliances, including a fridge freezer, dishwasher and oven. This room is excellent for showing off your cooking skills! In addition, you'll find a useful utility space with extra storage and plumbing for a washing machine.

There are three double bedrooms to the property, all of which have been kept to an excellent standard with plenty of flexibility. You'll even find fitted wardrobes in one of the bedrooms for added convenience. You'll also find a wonderfully presented bathroom complete with a corner bath and separate shower cubicle—perfect for unwinding after a long day!

The outside space complements the home beautifully with a private garden with a decked seating area, artificial lawn, a summer house, and patio area ideal for BBQ season! To the front is a low-maintenance frontage and gravel driveway, providing instant kerb appeal and handy parking.





Kitchen 10'11" x 11'8"

Complete with sleek cabinets and units, work surface, ceramic hob, splash back, inset sink with mixer tap above, integrated appliances including a double oven, dish washer and fridge freezer. Along with a window to the side elevation.

Utility

Fitted with sleek cabinets and units providing additional storage, work surface, inset sink with mixer tap above, wine cooler, splash back, plumbing for a washing machine, down lights and window overlooking the living room.

Living Room 11'11" x 12'5"

Fitted with laminate flooring, vertical central heating radiator, down lights, remote blinds and bi-fold doors leading outside.



Dining Room 11'4" x 12'5"

Fitted with laminate flooring, vertical central heating radiator, down lights and bi-fold doors leading outside. Along with access to the versatile office.

Office 5'1" x 8'4"

With additional cabinets providing storage, work surface, modern radiator, down lights and dual aspect windows.

WC

Fitted with a low flush WC and wash hand basin.

Bedroom One 11'11" x 11'11"

With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Two 11'10" x 11'11"

With carpet to flooring, central heating radiator and window to the side elevation.

Bedroom Three 11'8" x 11'10"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

Bathroom 6'9" x 11'9"

Complete with a corner bath, enclosed shower, wash hand basin, vanity storage, low flush WC, full height tiling, down lights and an opaque window to the side elevation.

Outside

With a gravelled frontage and driveway to the front elevation providing off-street parking. There is an enclosed garden to the rear with a decked seating area, patio, artificial lawn and fence surround.



Ground Floor:
117Sq.MT/1259.38Sq.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) A			86
(81-91) B			
(69-80) C		69	
(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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A large, stylized, light-colored letter 'B' is positioned behind the BuckleyBrown logo. The logo itself consists of the word 'BuckleyBrown' in a bold, serif font, with 'ESTATE AGENTS' in a smaller, sans-serif font underneath it.
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