



SUNNY BANK | MANSFIELD | NG18 4BN

**BuckleyBrown**  
ESTATE AGENTS

A BREATH-TAKING FAMILY HOME!! We proudly welcome you to this beautiful four-bedroom detached bungalow with a loft conversion. Offering convenient off-street parking and located within the convenient area of Mansfield, local shops and amenities are only a short journey away! If you are searching for a spacious and modern interior kept to a high standard throughout, then this one is for you.

The first floor welcomes you to the hallway, where you will instantly get a great sense of space with modern laminate flooring and neutral decor throughout. Into the living room, you will be met with a large bay window absorbing plenty of natural light, and In cosy fireplace giving the perfect ambiance for those winter nights! The modern kitchen is equipped with a range of high-gloss wall and base units, along with integrated appliances that make cooking and cleaning a simple task! There's a separate sitting room and a conservatory, both with an abundance of space to place furnishings and homely touches. These rooms are very malleable and could be used for different purposes, such as a dining room, a snug, or even a cinema room! Lastly, a fabulous family bathroom, fitted with modern floor to ceiling tiles and a contemporary three-piece suites which includes a shower over the bath. You won't need to touch a thing!

The first floor hosts two excellent bedrooms, all of which have been kept to a high standard with plenty of versatility. You'll even find fitted wardrobes in the first bedroom! Outside, the residence boasts a spacious, enclosed garden. This is a terrific space to unwind. This home is a credit to its current owner, with instant curb appeal as soon as you arrive and a large driveway with a well-maintained lawn to the front. If this is the one for you, don't miss out! Call today to book a viewing!





#### Entrance Hall

With laminate flooring, central heating radiator, under stairs storage cupboard, stairs leading up to the first floor, and access into;

#### Living Room 11'3" x 11'10"

With fitted carpets, feature fireplace, central heating radiator, and a bay fronted window.

#### Sitting Room 11'5" x 11'10"

With laminate flooring, central heating radiator, window to the side elevation, and French doors leading out to the rear garden.

#### Kitchen 11'5" x 11'11"

Complete with a range of modern

wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated eye-level double oven, space and plumbing for a dishwasher, space for a full-size fridge-freezer, ample dining space, central heating radiator and window to the rear elevation. With access into;

#### Conservatory 9'0" x 12'9"

With tiled flooring, windows overlooking the rear garden, and a door leading outside.

#### Bedroom Two 9'6" x 11'10"

With fitted carpets, central heating radiator, and a bay fronted window.



#### Bedroom Four 7'10" x 8'6"

With fitted carpets, central heating radiator, and window to the side elevation.

#### Bathroom 7'9" x 7'10"

Complete with a fitted L-shaped bath with overhead shower, low flush WC, hand wash basin, downlights, full-height tiling, and an opaque window to the side elevation.

#### Bedroom One 10'8" x 12'6"

With fitted carpets, central heating radiator, and velux window.

#### Bedroom Three 7'8" x 14'0"

With laminate flooring, central heating radiator, fitted wardrobes and velux window. Along with an en-suite.

#### Outside

Featuring a spacious garden to the rear with a well-maintained lawn, decorative pebbling, storage shed, and mature surrounding shrubs. To the front of the property is private driveway, allowing space for handy off-road parking, alongside a low-maintenance lawn.



Ground Floor:  
104Sq.MT/1119.45Sq.FT  
Approx.

First Floor:  
31Sq.MT/333.68Sq.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			
		67	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MANSFIELD  
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