



RUFFORD DRIVE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9BT

**BuckleyBrown**  
ESTATE AGENTS

GOOD THINGS COME TO THOSE WHO WAIT!... This exceptional three bedroom detached bungalow is just what you've been hoping to find on your scrolling travels, beautifully presented inside and out, we are certain this will make an amazing home for any growing family! If location is key to you too, then you'll be pleased to know this home also benefits from local schools nearby and the town centre being only a short distance away making it a firm family favourite!

As you walk through the entrance hallway you will first of all find a stunning living room, which is of a brilliant size and offers plenty of room for you to enjoy with family and friends. As you walk further you will find a further reception room which currently lends itself as a dining room, with windows overlooking the garden, but this could very easily become the third bedroom if you have guests stay over!

Moving on from here you will find a stylish kitchen, finished to a high standard and comes complete with a range of modern units and cabinetry, with complementary work surface over and a range of integrated appliances too. Completing this wonderful ground floor layout are two more bedrooms, which both complement each other well, as well as a sleek family bathroom fitted with a three-piece suite.

Outside you'll continue to be impressed as you'll find a beautifully presented wrap around garden, a credit to its current owners and must be viewed to be fully appreciated! Don't miss out on this one, call now to arrange a viewing!





#### Entrance Hallway

With cupboard for additional storage and access to;

#### Living Room 16'11" x 12'1"

With feature fireplace with surround and window to the front, door leading outside

#### Kitchen 9'6" x 9'8"

Complete with a range of a modern units and cabinetry with complementary work surface over and inset sink. Benefitting from a range of modern appliances, too and ample cupboard space. With a window to the side elevation and a door leading nicely outside for added convenience

#### Dining Room 11'9" x 6'10"

With window to the rear elevation

#### Inner Hallway

With cupboard for additional storage and access to;

#### Bedroom One 8'11" x 13'11"

With built-in wardrobes and window to the front elevation

#### Bedroom Two 8'7" x 11'10"

With window to the rear elevation

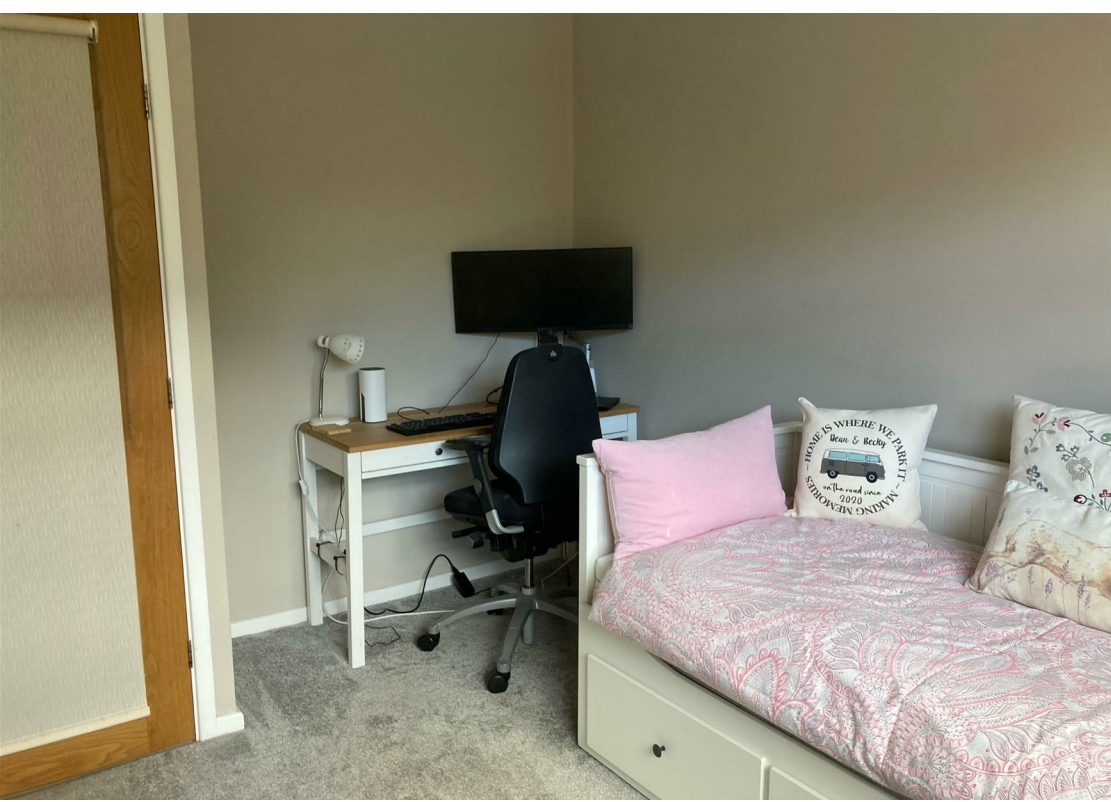
#### Bathroom 5'3" x 8'4"

With underfloor heating, complete with panelled bath, low flush WC, wash hand basin and two windows to the side elevation

#### Outside

With a driveway to the front allowing for ample off-street parking allowing for

ample off-street parking which in turn leads to a gate providing access to the garage (2.14 x 5.16). There is a well established wrap around garden which features a patio seating area with wooden pergola, a spacious lawn and green house.





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>			<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <span style="font-size: 24px; font-weight: bold;">83</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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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