



Offers Over £210,000

CHESTERFIELD ROAD NORTH | | MANSFIELD | NG19 7JD

**BuckleyBrown**  
ESTATE AGENTS

COMFORTABLE LIVING!... Welcome to this charming two bedroom detached bungalow, which is located on Chesterfield Road North, providing easy access to local amenities and transport links, ensuring convenience just at your doorstep!

This lovely home offers a fantastic ground floor layout with a bright and spacious living room which benefits from sliding doors leading out onto the garden and a fantastic kitchen just next door, which has been finished to an amazing standard throughout, with a range of shaker style cabinetry and modern fixtures and fittings. For added convenience there is a separate utility space for you to store your essentials!

Two bedrooms complement this home wonderfully and there is a separate bathroom just off the landing, fitted with a modern suite in white.

Outside you will find a spacious driveway to the front, allowing for ample off-street parking and there is a spacious garden to the rear, which features a decked seating area with a ramp leading down to a spacious lawn, with fence and hedge surround offering a degree of privacy. There is also a shed for additional storage.

Don't miss out on the opportunity to make this lovely property your own! Get in contact with a member of our team today!





#### Entrance Hallway

Accessed from the side elevation with built in storage cupboard and leading access to;

#### Kitchen 9'11" x 9'8"

Complete with a range of modern cabinets and units, inset sink and drainer, integrated appliances and dual aspect windows to the side and rear elevation. There is also access to a handy utility room.

#### Utility 2'8" x 6'0"

Handy storage space with space and plumbing for a washing machine/tumble dryer. With a window to the side elevation.

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

Light and airy room with ample furniture space and access to the rear garden via sliding doors.

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

Spacious room with a window to the front elevation allowing a wealth of natural daylight to flow through.

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

With a window to the front elevation.

#### Bathroom 5'7" x 6'5"

Complete three piece suite comprising of a hand wash basin, low flush WC and bath and overhead shower. With window to the side elevation.



#### Outside

Gated driveway to the front. Well established garden to the rear which is mainly laid to lawn with a decked seating area and fence surround.



Ground Floor  
64 sq.m / 684.39 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. 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) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>69</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>G</b>  |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

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