



Offers Over £360,000 Freehold

44A RUFFORD ROAD | EDWINSTOWE | MANSFIELD | NG21 9HY

**BuckleyBrown**  
ESTATE AGENTS

**RARE OPPORTUNITY!** We are thrilled to introduce this unique three-bedroom detached bungalow to market! Boasting an exceptional design the current owners have owned this property since it was built. This property is located within the picturesque village of Edwinstowe and is nearby to a range of shops, schools, amenities and scenic woodland walks. Let's take a look inside...

As you enter the property you will be welcomed into a large fully enclosed porch featuring lovely half moon windows. There is a spacious hallway, that leads you to a light and airy living room which really is a show stopper room. It comprises of dual aspect windows, a gorgeous high sloping ceiling with beams adding even further character to the bungalow. Moving forward, you will be greeted by the kitchen complete with a range of matching cabinets, complementary work surface over and space for appliances. Just next door you will find a dining room with the added bonus of sliding doors to the rear this provides a great space for hosting with the ease of entering the garden.

This home features three generous size bedrooms which offer great versatility to fit the new owners needs and a walk in wardrobe. Just off the hallway there is a shower room which has potential to be an en-suite to the master bedroom. There is also a benefit of a further family bathroom comprising of a four piece suite.

Heading outside, the garden has a well-maintained private lawn, with mature borders providing a lovely space to enjoy the summer months. To the front of the property you will find an impressive-sized driveway that allows parking space for multiple vehicles and garage providing further parking or storage. This bungalow is offered to market with no chain so call now to book a viewing!!





**Porch 11'4" x 5'7"**

With double glazed door and windows to the front, both sides and the rear elevation, with access to;

**Hallway**

With further access to;

**Living Room 16'11" x 13'11"**

The show stopper living room has dual aspect double glazed windows to the front and side elevation, carpet flooring, two radiators, brick built feature fireplace and a high sloping ceiling with beautiful beams.

**Kitchen 10'9" x 11'6"**

Complete with a range of matching cabinets, inset sink and drainer, space and plumbing for washing machine, space for fridge/freezer, free standing oven with

extractor fan over, central heating boiler and a double glazed window and external door to the side elevation.

**Dining Room 12'11" x 13'11"**

Ample furniture space, carpet flooring, radiator and double glazed sliding doors leading to the rear garden.

**Bedroom One 9'10" x 18'7"**

With carpeted flooring, central heating radiator and a double glazed window to the rear elevation.

**Bedroom Two 14'2" x 9'10"**

With carpeted flooring, central heating radiator and a double glazed window to the front elevation.



**Bedroom Three 10'10" x 9'8"**

With carpeted flooring, central heating radiator and a double glazed window to the side elevation.

**Walk in wardrobe 4'0" x 5'2"**

With shelving and hanging space.

**Bathroom 7'2" x 9'6"**

Complete with a four piece suite comprising of a hand wash basin, low flush WC, bidet and panelled bath, partly tiled walls, radiator, carpet flooring, airing cupboard and double glazed window to the rear elevation.

**Shower Room 5'2" x 9'6"**

Complete with a three piece suite comprising of a hand wash basin, low flush WC and shower cubicle, partly tiled walls

and double glazed window to rear elevation.

**Garage 9'8" x 17'3"**

Accessible from the front with a double glazed window to rear and an external door to the side elevation

**Outside**

Spacious driveway to the front of the property providing ample parking along with a garage for further parking or secure storage. To the rear you will find a well kept lawn with mature borders and fence surround offering a degree of privacy.





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			
(81-91) B			
(69-80) C			79
(55-68) D		66	
(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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MANSFIELD  
NOTTINGHAMSHIRE  
NG21 9HY



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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