



£350,000 Freehold

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

**BuckleyBrown**  
ESTATE AGENTS

INDIVIDUALLY DESIGNED HOME!...We are excited to present this charming three-bedroom detached bungalow to the market, offering a truly unique opportunity. Having been lovingly owned by the current owners since its construction, this property is brimming with character.

Situated in the picturesque village of Edwinstowe, it's ideally located close to a variety of shops, schools, local amenities, and scenic woodland walks – making it perfect for those who appreciate both convenience and natural beauty. Let's step inside...

Upon entering, you'll be greeted by a spacious, fully enclosed porch with distinctive half-moon windows, setting the tone for the warmth and charm that flows throughout the property. Leading into a welcoming hallway, you'll find yourself in the stunning, light-filled living room – a real showstopper. This room boasts dual-aspect windows and a striking high vaulted ceiling with exposed beams, adding an extra layer of character to the space.

Next, the kitchen offers an excellent range of matching cabinets, generous work surfaces, and ample space for appliances. Adjacent to the kitchen is a lovely dining room, with the added benefit of sliding doors that open directly onto the rear garden – ideal for effortless entertaining and al fresco dining.

The bungalow features three generously sized bedrooms, offering versatile living arrangements to suit your needs. The master bedroom benefits from a convenient walk-in wardrobe. A well-proportioned shower room is located off the hallway adjacent to the master bedroom. Additionally, there is a spacious family bathroom, complete with a four-piece suite.

Outside, the garden is a private haven with a beautifully maintained lawn and mature borders, offering a peaceful retreat for the warmer months. To the front, a large driveway provides parking for multiple vehicles, and the garage offers further parking or storage options.

This wonderful bungalow is being offered to the market with no onward chain, making it an even m





#### **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, airing cupboard and double glazed window to the rear elevation.

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

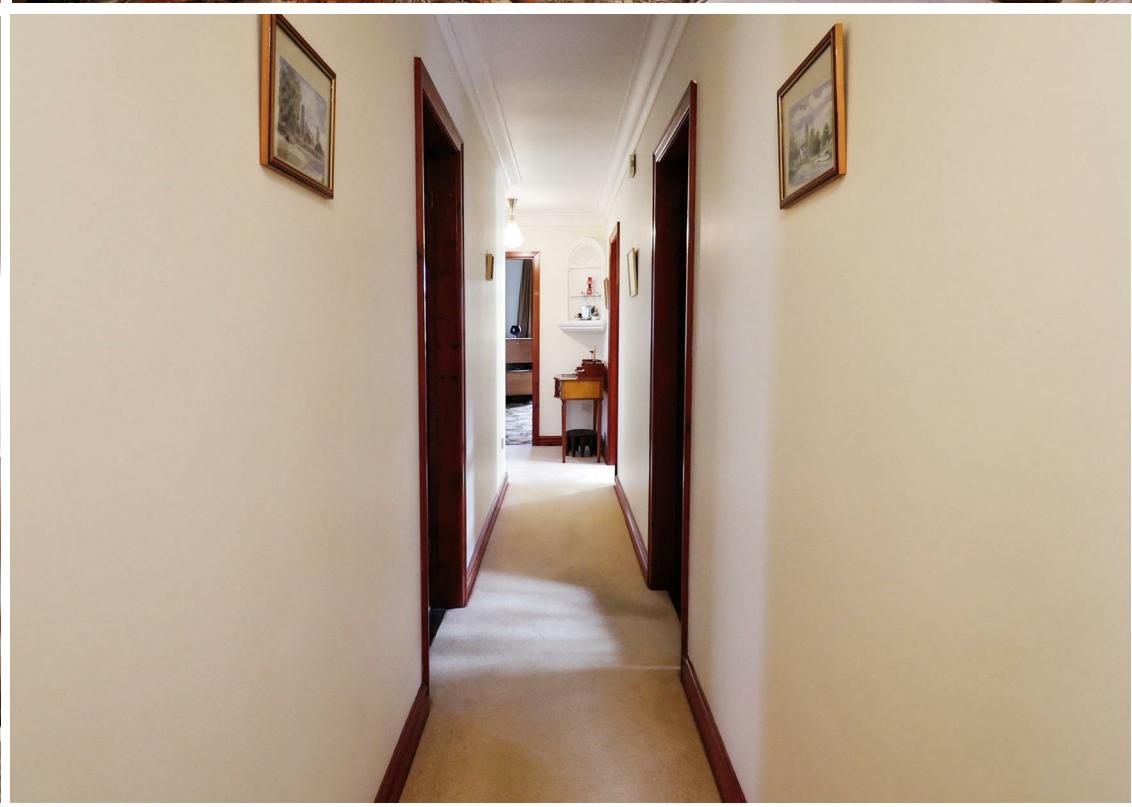
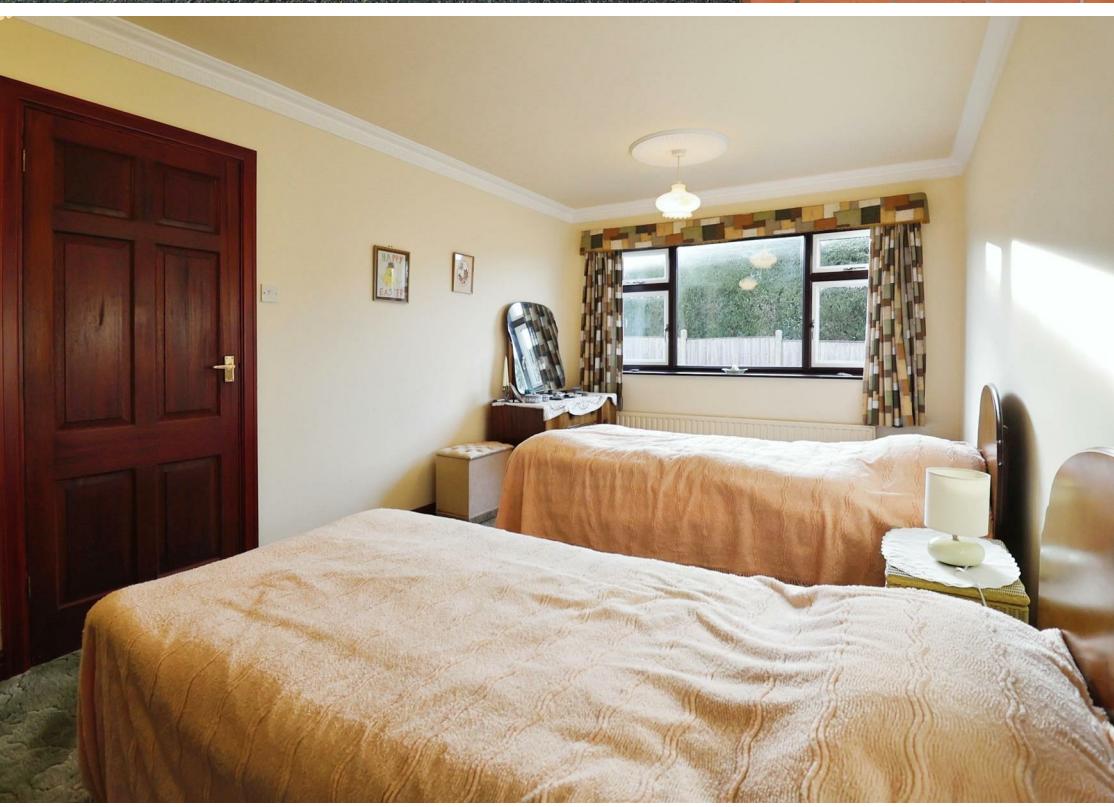
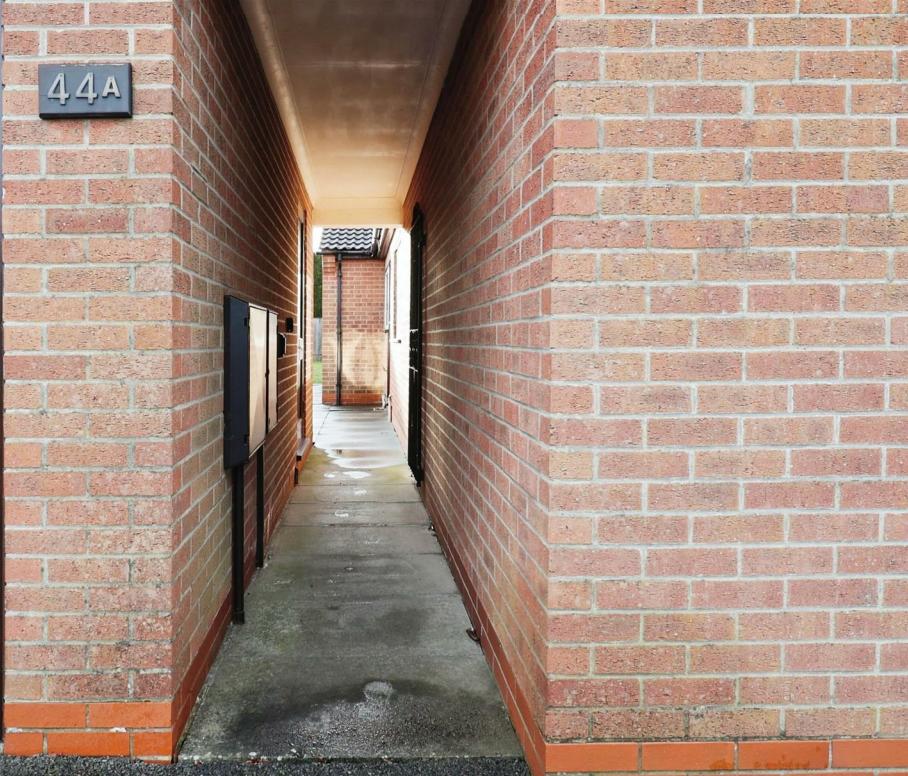
Complete with a three piece suite comprising of a hand wash basin, low flush WC and shower cubicle, partly tiled walls and double glazed window to rear elevation.

#### **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. Specifically 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		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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England & Wales

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