



Guide Price £300,000

SALISBURY ROAD | | MANSFIELD | NG19 6EY

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £300,000 - £315,000

WARM & HOMELY!!...This two bedroom dormer detached bungalow is definitely not one to miss and we can't wait to show you around. Boasting a spacious and well-presented interior, this detached property has room for the whole family, with multiple reception rooms, stunning garden and space to add your own stamp throughout. You simply must view this one for yourself! Let's take a look inside..

The ground floor boasts incredible accommodation. Starting with the spacious living room with ample furniture space, making this a lovely space to relax after a long day! Flowing through to the dining room where you will find a light and airy space to enjoy sit down meals or even host dinner parties. Moving through to the kitchen which offers an extensive range of matching units and appliances, making it simple to show off your culinary skills. Next door you will find an additional hallway giving access to a handy utility. From here you will also find a snug room complimented by patio doors to the rear elevation. Finally, there is a shower room just off the hallway comprising of a three piece suite.

Upstairs presents you with two excellent sized bedrooms, both of which have been kept to a high standard with neutral decor. Furthermore, the family bathroom can be found just off the landing and complete with a three piece suite.

The garden really is something special, generous and private, with a spacious decked seating area, extensive lawn, and fence surround. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a widened private driveway, allowing space for ample off-road parking. What's not to love?

Call now to arrange a viewing!





Porch
With windows to the front and rear elevation, leading into;

Hallway
With a storage cupboard and further access to;

Living Room 11'10" x 13'9"
With dual aspect windows to the front and side elevation.

Dining Room 9'10" x 11'5"
Ample furniture space with a window to the rear elevation.

Kitchen 8'11" x 14'11"
Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation.

Hall
Dual access from the front and the rear giving access to the utility.

Utility 5'9" x 8'0"
Fitted storage cupboards along with space and plumbing for a washing machine/tumble dryer.

Snug 8'0" x 10'5"
Versatile room with patio doors to the rear.

Shower Room 5'2" x 7'5"
Three piece suite comprising of a hand wash basin, low flush WC and shower. With a window to the side elevation.

Landing
With a window to the side elevation and further access to;

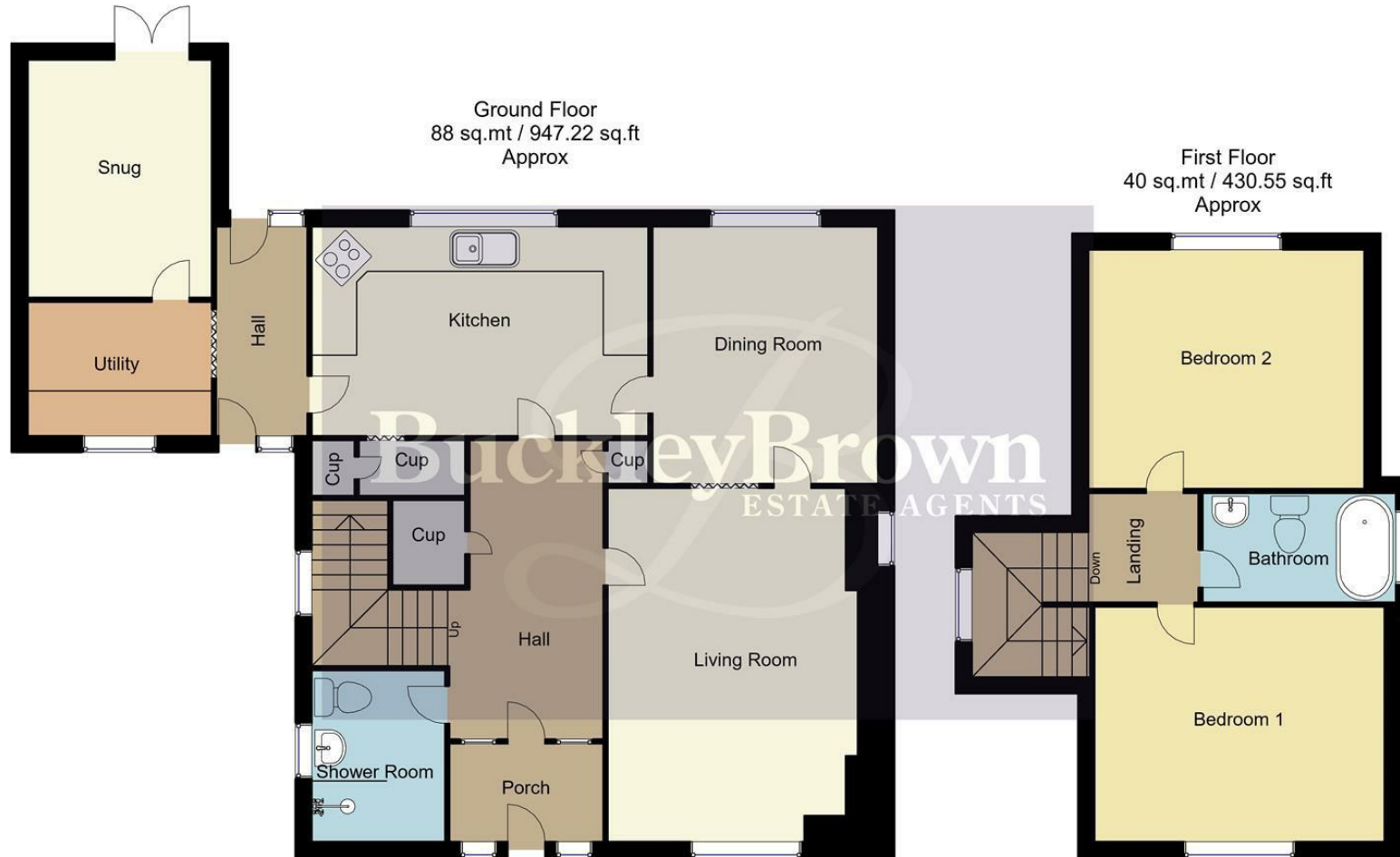
Bedroom One 10'9" x 13'2"
With carpeted flooring, central heating

radiator and a window to the front elevation.

Bedroom Two 10'8" x 12'1"
With carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 4'9" x 8'11"
Three piece suite comprising of a hand wash basin, low flush WC and bath. With a window to the side elevation.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		63	
(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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