



£925 Per Month

2A HALLIFAX AVENUE | CHURCH WARSOP | MANSFIELD | NG20 0RY

**BuckleyBrown**  
ESTATE AGENTS



BRAND NEW!!.. We can't wait to show you around this beautifully built two-bedroom bungalow, located in the convenient area of Church Warsop. This terrific detached property offers a spacious and modern interior, boasting a fantastic open-plan living area, and underfloor heating throughout. The property is positioned nearby to a range of handy shops and amenities, including excellent commuter links to nearby towns and cities. This one truly must be seen to be fully appreciated so what are you waiting for? Let's head inside..

Stepping inside, you will instantly be impressed with the superb open-plan kitchen/diner/living area, lending itself perfectly to both relaxing and entertaining. The kitchen is equipped with a range of modern units to utilise, along with space for all essential appliances, and there's plenty of worktop space to enjoy cooking up tasty meals. There's ample space for furnishings and homely touches, along with an abundance of natural light that flows through the triple aspect windows. Patio doors also lead you out to the rear garden from here, perfect for taking advantage of in the sunny months.

Moving further, you will find two spacious bedrooms, both of which offer comfy carpeted flooring, along with plenty of space and flexibility to add your own stamp. Completing the floor is the stylish bathroom, complete with a modern four-piece suite where you can enjoy relaxing after a long day.

The outside space complements the home perfectly and benefits from a lovely patio seating area and well-maintained lawn perfect for enjoying quality time with friends and family. The front of the property also features a private double driveway, allowing space for handy off-road parking.

Call now to arrange a viewing!!!





#### Entrance Hall

With laminate flooring, underfloor heating, downlights, and access into;

#### Kitchen/Diner/Living Room 14'1" x 22'5"

Excellent open-plan space complete with a range of modern wall and base units, complementary worktop over, inset sink and drainer with mixer tap, integrated oven, hob with extractor fan above, space and plumbing for a washing machine, ample dining and living space, underfloor heating, downlights, triple aspect windows to the front and rear elevation, and patio doors that lead out to the rear garden.

#### Bedroom One 8'11" x 15'1"

With fitted carpets, underfloor heating and window to the side elevation.



#### Bedroom Two 8'11" x 9'8"

With fitted carpets, underfloor heating, and window to the front elevation.

#### Bathroom 7'6" x 9'8"

Complete with a modern four-piece suite comprising of a fitted bath, separate shower cubicle, low flush WC and vanity hand wash basin. With tiled flooring, downlights, and an opaque window to the side elevation.

#### Outside

Featuring a beautifully landscaped garden to the rear with a patio seating area, lawn, and surrounding fence for additional privacy. To the front of the property is a private driveway, allowing space for off-road parking.







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.  
CC Ltd ©2018

**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>			87
(81-91) <b>B</b>		73	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



2A HALLIFAX AVENUE  
CHURCH WARSOP  
MANSFIELD  
NG20 0RY



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

**BuckleyBrown**  
ESTATE AGENTS