



CHATSWORTH DRIVE | | MANSFIELD | NG18 4QP

**BuckleyBrown**  
ESTATE AGENTS

YOUR FOREVER HOME!.. Introducing this charming two-bedroom detached bungalow! This property is located within the desirable area of Berry Hill, Mansfield and nearby to a range of shops, amenities and excellent commuter links that make it easy to travel to neighbouring towns and cities. Let's take a look inside...

As we step inside you will be welcomed into the excellent-sized lounge, this could be the perfect entertaining space with family and friends. The feature fireplace lends itself to cosy nights in. Through to the kitchen comes complete with a range of units and cabinets with work surfaces, including an integrated oven and space for appliances. There is so much potential here to create your dream kitchen!

As you walk further you will find two generous bedrooms, these rooms have been lovingly maintained. The family shower room is just off the hallway and comprises a three-piece suite. As you can see, this property has recently had new carpets fitted throughout and offers a neutral palette you can easily add your own stamp to!

Heading outside, this bungalow accommodates a stunning and spacious garden which hosts a super private lawn and planted trees. You won't need to touch a thing. To the front of the property also benefits from an impressive-sized front lawn and a driveway that allows parking space for multiple vehicles. Not to mention a large garage with space for ample storage. Call now to book a viewing!!





#### Hall

With access to;

#### Living Room 12'0" x 16'0"

Including a feature fireplace and carpeted flooring. With window to front elevation.

#### Kitchen 10'0" x 12'3"

Including a range of matching cabinetry with work surfaces over. With space for appliances and an integrated oven. Including window to front elevation.

#### Bedroom One 11'10" x 12'1"

With window to rear elevation.

#### Bedroom Two 9'11" x 12'8"

With window to side elevation and french doors to rear elevation.

#### Shower Room 6'5" x 8'3"

Including a four piece suite. With window to side elevation.

#### Outside

With a large enclosed lawn to the rear with planted trees and shrubs. Including a garage to the front of the property with parking for multiple cars.



Ground Floor  
100 sq.mt / 1076.39 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. Specially 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>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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