



£550,000

DERBY ROAD | MANSFIELD | NG18 5BJ

**BuckleyBrown**  
ESTATE AGENTS



FULL OF POTENTIAL!... Just what you've been waiting for, this lovely three bedroom detached bungalow is wonderful both inside and out. Standing proudly on a larger than average plot in a desirable area, close to amenities, transport links, and within close distance to Ravenshead. This property has been well maintained with an array of traditional fixtures and fittings. You will certainly fall in love when you pull up outside this property and notice the spacious driveway, garage, established wraparound garden, and abundance of space on offer to truly make it your own...

First of all, let's start with our favourite room, which has to be the living room. Neutrally decorated and filled with natural light from the large window, making this space feel bright and airy. Together with a traditional fireplace, adding warmth and character. Just across from here is a brilliant kitchen that has a great sense of space, complete with a range of matching cabinets and units, exposed ceiling beams, and tiled walls. Moving on further, you will find yourself even more impressed when you find the spacious sitting room, which will come in handy when entertaining guests. Boasting windows overlooking the garden. To top it off, there is also a handy utility room with plumbing for appliances and an additional reception room. This space is perfect for formal dining.

Completing this property, you will find three well-presented bedrooms, which offer vast potential for you to add your mark. Alongside a versatile office for remote working and two accessible bathrooms off from the hallway.

Outside will certainly put a smile on your face when you spot the additional garage that is ideal for extra storage. As well as the backdrop of surrounding trees providing a great degree of privacy. This is one you must view to fully appreciate, so call now to book a viewing!







#### Entrance Hallway

With a porch leading into the hallway.  
With laminate flooring, central heating radiator, coving, storage cupboard, and access to;

#### Living Room 14'10" x 15'1"

With carpet to flooring, two central heating radiators, coving and a traditional fireplace.

#### Kitchen 11'5" x 15'1"

Fitted with shaker style wall and base units, work surface, extractor fan, ceramic hob, tiled walls, integrated microwave, oven and dishwasher.  
With a central heating radiator,

exposed ceiling beams, window to the side elevation and access to the sitting room.

#### Sitting Room 11'0" x 12'11"

With laminate flooring, access to a utility room and door leading outside.

#### Utility 6'2" x 6'10"

With additional storage space, plumbing for a washing machine and tumble dryer and work surface.

#### Dining Room 10'3" x 11'0"

With laminate flooring, fitted storage, central heating radiator and window to the rear elevation.

#### Bedroom One 11'1" x 16'11"

With carpet to flooring, central heating radiator and window.

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

Fitted with an enclosed shower, low flush WC, wash hand basin with vanity storage, tiling and an opaque window.

#### Bedroom Two 11'4" x 15'3"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

#### Bedroom Three 9'3" x 11'10"

With carpet to flooring, central

heating radiator, fitted wardrobe and window to the side elevation.

#### Bathroom 6'1" x 6'9"

Fitted with a corner bath, low flush WC, pedestal sink, central heating radiator, towel rail, full height tiling and double windows.

#### Office 6'0" x 7'2"

With storage cupboards and versatile space for remote working, or studying.

#### Outside

With a spacious driveway providing off-street parking, lawn and mature





shrubby. With a wrap around garden with mature trees adding excellent privacy, lawn and a detached garage.















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) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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		



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