



Offers Over £375,000

WOODSIDE AVENUE | | MANSFIELD | NG18 4RQ

BuckleyBrown
ESTATE AGENTS

YOUR FOREVER HOME!.. Introducing this charming three-bedroom detached bungalow! This property is located within the quiet area of Mansfield and nearby to a range of shops, amenities and excellent commuter links, making it easy to travel to neighbouring towns and cities. This is a great opportunity for a fresh start with an empty and neutral base to get you started.

Upon entry you will be welcomed into a spacious hallway, from here you are bound to become more and more impressed with every step. Let's keep going... Starting with the living room which offers ample space to add your own furnishings. Through to the dining room you will find an open space shared with the kitchen, great for dinner parties. The kitchen comes complete with recently refurbished cabinets, inset sink and all essential integrated appliances. Not to mention the L shaped base, separating the two areas whilst also keeping it open plan. From here you will also gain access to a handy utility room. This property also boasts a unique room, currently lending itself as an office but would be a great storage space.

Moving further through this property you will be greeted by three generous sized bedrooms, two benefitting from built in wardrobes, for added convenience and the master bedroom having the hidden luxury of its very own en suite. Finally, there is a shower room comprising of a three piece suite.

Outside continues to impress with a stunning garden to the front with decorative shrubs, hedge surround and a pathway leading you to the front door. This property also hosts two separate driveways and a garage allowing for ample off road parking. The rear garden is paved offering a lovely space to host BBQs during the summer months. Along with a lovely greenhouse feature. Does this sound like the one for you? Call now to arrange a viewing!





Porch

With windows to the front and the rear elevation, giving access to the hallway.

Hallway

Spacious hallway with further access to;

WC

With a hand wash basin, low flush WC and a window to the front elevation.

Living Room 11'8" x 16'10"

Light and airy living room fitted with dual aspect windows to the front and side elevation.

Dining Room 9'10" x 13'4"

Ample furniture space fitted with a window and external door to the rear elevation. You will also gain access to a handy utility room from here.

Kitchen 9'10" x 13'4"

Complete with a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and a window to the side elevation.

Utility 4'11" x 7'8"

Fitted worktops, inset sink and drainer and a window to the rear elevation.

Office 4'11" x 7'8"

Versatile room which currently lends itself as an office area but would also make a great storage room.

Bedroom One 11'11" x 12'1"

With carpeted flooring, central heating radiator, built in wardrobes and access to an en suite. Fitted with a window to the front elevation.



En suite 5'4" x 11'11"

Three piece suite including a hand wash basin, low flush WC and a shower.

Bedroom Two 11'11" x 13'2"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 9'11" x 13'2"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the side elevation.

Shower Room 7'5" x 8'2"

Three piece suite comprising of a hand wash basin, low flush WC and shower. Fitted with a window to the rear elevation.

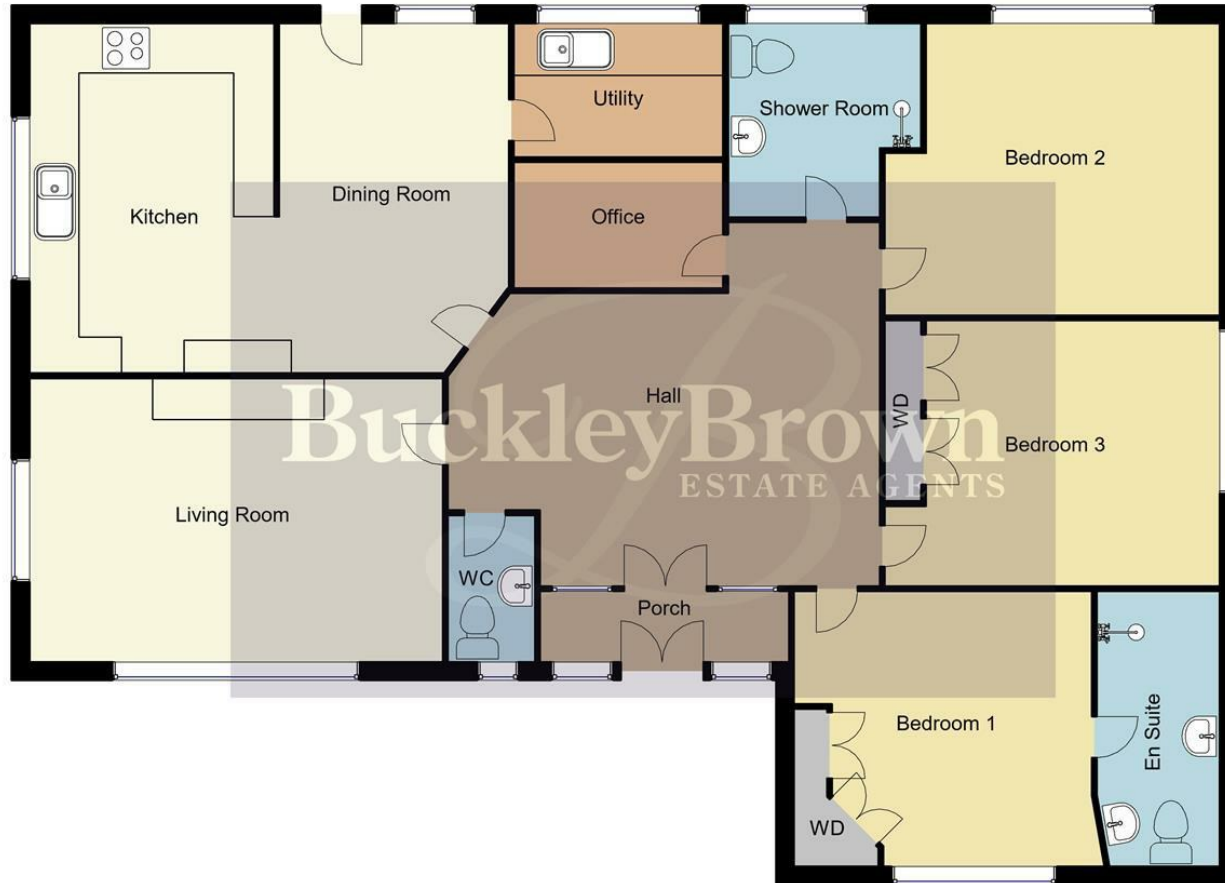
Outside

Beautiful landscaped garden to the front of

the property with decorative shrubs, hedge surround and a pathway leading to the front door. There are also two driveways and a single garage. To the rear you will find a spacious patio seating area.



Ground Floor
136 sq.mt / 1463.89 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) A			82
(81-91) B			
(69-80) C		69	
(55-68) D			
(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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