



£255,000

WELWYN AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9DR

**BuckleyBrown**  
ESTATE AGENTS



CREATE YOUR NEXT CHAPTER!! We proudly present this charming three bedroom detached bungalow, standing conveniently in the area of Mansfield Woodhouse. The property is secured with a gated entrance, providing both privacy and security for you and your loved ones. Not to mention this property has recently had a new roof, completely rewired and new grey windows. Let's take a further look...

Starting with the spacious living room, offering a warm and cosy space to relax in front of the feature fireplace. Flowing seamlessly through the sliding doors you are greeted with a lovely conservatory/dining room area. This space is versatile and allows you to make it whatever you desire. Complemented by patio doors opening onto the rear garden. Whether you fancy a cosy evening in or a sunny afternoon tea, this conservatory is the perfect spot to unwind. The kitchen is complete with matching cabinets, work surfaces and integrated appliances allowing you to get creative when cooking up family meals!

From the hallway, you will find three bedrooms, all of which offer space for homely furnishings, you won't need to touch a thing! The bathroom provides a four-piece suite, accommodating the perfect tranquil setting to relax.

Heading outside, you will be greeted with a private rear garden which is mainly laid to lawn with raised decking and fence surround. To the front there is a low maintenance garden, car port, driveway and garage. This property boasts everything you need. Call now to arrange a viewing!





**Hall**  
With leading access into;

**Living Room 12'4" x 14'4"**  
Lovely living room fitted with a feature fireplace and sliding doors to the rear, giving access to the conservatory.

**Conservatory/Dining Room 5'10" x 23'7"**  
Surrounding windows, ample furniture space and an external door to the side elevation. Fitted with a new roof.

**Kitchen 9'11" x 10'9"**  
Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the side elevation.

**Bedroom one 11'10" x 12'6"**  
With laminate flooring, central heating

radiator and a window to the front elevation.

**Bedroom Two 12'0" x 12'4"**  
With laminate flooring, central heating radiator and a window to the front elevation.

**Bedroom Three 6'2" x 9'10"**  
With laminate flooring, central heating radiator and a window to the side elevation.

**Bathroom 5'9" x 9'10"**  
Four piece suite comprising of a hand wash basin, low flush WC, bath and shower. With a window fitted with the side elevation.

**Garage 9'1" x 16'11"**  
Accessible from the front elevation.

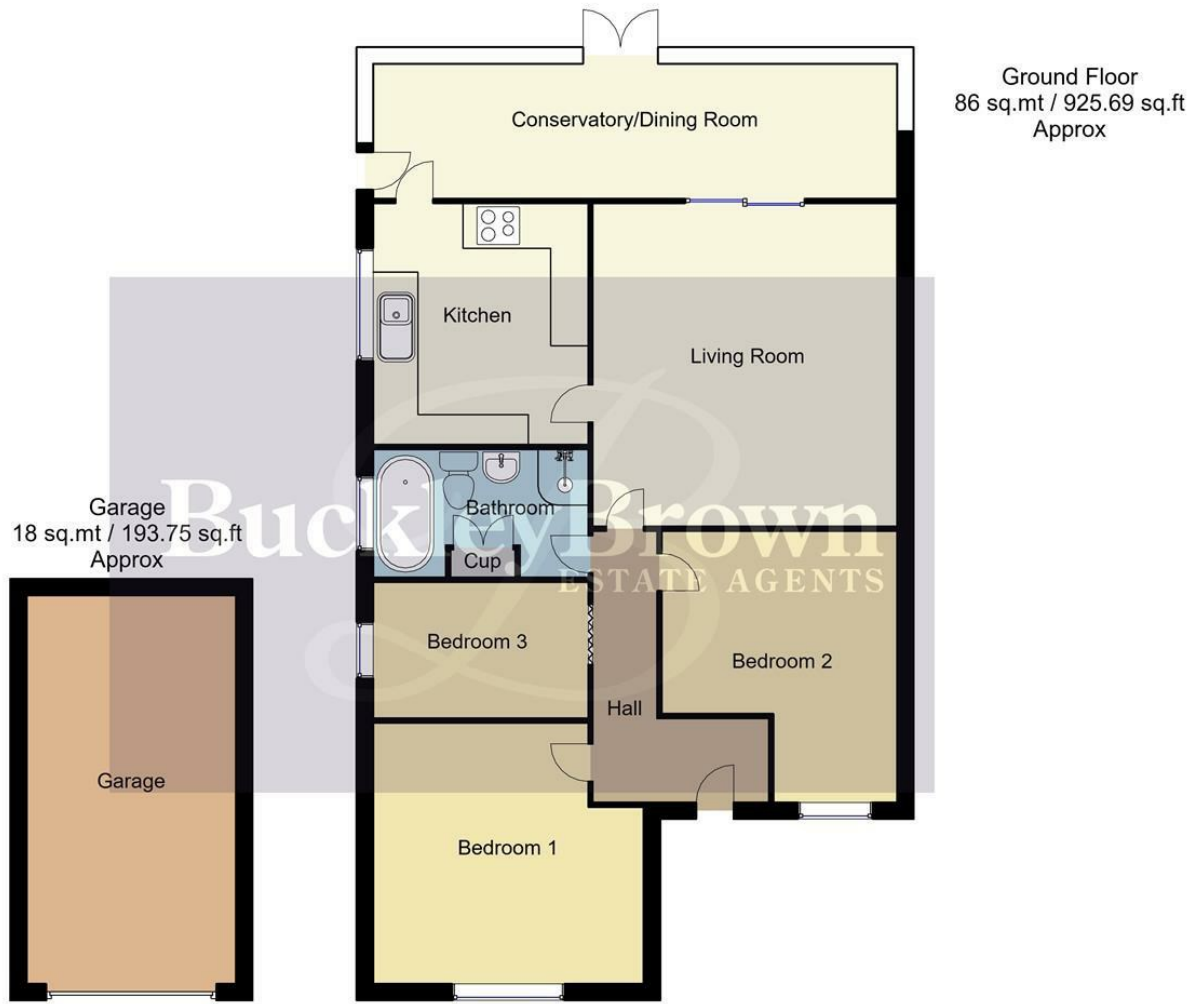
**Outside**

Gated entrance with a low maintenance garden, private driveway, car port and a garage. Enclosed decorative garden to the rear which is mainly laid to lawn with decked areas and fence surround.









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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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