



DORCHESTER DRIVE | | MANSFIELD | NG18 4QH

**BuckleyBrown**  
ESTATE AGENTS

**\*\*GUIDE PRICE £370,000 - £380,000\*\* FEEL RIGHT AT HOME!...** This delightful three/four bedroom detached bungalow will instantly fill you with that warm loving feeling from the moment you step inside. Positioned in a favourable location with great access routes into the town centre and surrounding areas, this well cared for property will make someone the perfect home and will be fantastic for modernising and creating something special.





### Living Room 12'4" x 21'6"

With carpet to flooring, two central heating radiators, feature fireplace, coving and dual aspect windows. Along with a cupboard for additional storage and staircase leading to the first floor.

### Kitchen 10'11" x 12'4"

Complete with traditional wall and base units, work surface, stainless steel inset sink and drainer with a mixer tap above, gas hob, tiled splash back, integrated oven, splash back, coving, central heating radiator and dual aspect windows. As well as a door providing easy access to the rear garden.

### Dining Room 8'5" x 9'6"

With laminate flooring, coving, central heating radiator and French doors leading out to the rear garden.

### WC

With ample space for a sink and WC. Accessed from the rear garden.

### Bedroom One 9'8" x 14'10"

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

### Bathroom 6'0" x 7'5"

Complete with a panelled bath, low flush WC, pedestal sink, central heating radiator,



full height tiling, extractor fan and an opaque window to the rear elevation.

### Bedroom Two 14'10" x 7'8"

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

### Bedroom Three 9'6" x 11'11"

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

### Bathroom 5'10" x 6'5"

Complete with an enclosed shower, low flush WC, wash hand basin with vanity storage, full height tiling, down lights and a velux window.

### Outside

With a low maintenance frontage, block paved driveway providing off-street parking and a spacious integral garage. There is a beautiful, well-established garden to the rear with steps leading to a decked seating area with shed and summerhouse. Along with mature shrubs and a great degree of privacy.





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>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</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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