



£280,000 Freehold

ELKESLEY ROAD | | MEDEN VALE | NG20 9PR

**BuckleyBrown**  
ESTATE AGENTS

## A Stunning Newly Built Bungalow – Ready to Move Into!

Completed to the highest standards, this beautiful three-bedroom detached bungalow in the charming village of Meden Vale is ready to become your perfect home.

From the moment you step inside, you will be captivated by the space, quality, and modern finishes on offer. A welcoming hallway stretches the entire length of the property, providing access to three well-proportioned bedrooms, the master bedroom with the added bonus of a sleek en-suite bathroom. A stylish family bathroom and a separate WC add further convenience.

Further along, the contemporary kitchen is thoughtfully designed with a range of integrated appliances, combining both style and functionality. At the rear, is the heart of the home, the spacious living room, bathed in natural light, featuring patio doors that open directly onto the private rear garden—the perfect setting for relaxing or entertaining.

Outside, the property continues to impress with a newly landscaped garden, enclosed by a half wall with fencing for added privacy. The mix of lawn and patio space creates the ideal setting for enjoying summer days and evenings. Completing this wonderful home is a detached single garage for extra storage, plus driveway parking for added convenience.

This exceptional new build bungalow offers outstanding quality, thoughtful design, and an abundance of space.

Viewing is essential to fully appreciate all it has to offer. Call us now on 01623 633633 to arrange your viewing!





### Entrance Hall

Allowing access to the entire of the property;

### W.C

Located to the front of the property and modern in style is the WC. This room comprises of a low level WC and a floor standing vanity basin with taps over. Completing the room is a chrome heated towel rail, a window to the front elevation and laminate flooring.

### Kitchen 13'6" x 8'1"

This beautifully designed kitchen combines modern style with practicality, featuring a range of sleek wall and base units, complemented by contemporary upstand work surfaces for a polished finish. Underneath the side elevation window you will find an inset stainless steel sink and drainer with mixer tap over.

The kitchen is fully equipped with a range of integrated appliances, including a fridge/freezer, built-in oven with an electric hob seamlessly set into the work surface, and an extractor hood overhead. There is also plumbing for a washing machine, ensuring convenience for everyday living.

The elegant laminate flooring flows effortlessly from the hallway, enhancing the sense of space and cohesion.

### Living Room 13'6" x 16'5"

The living area truly serves as the heart of this home, offering an abundance of space and natural light that flows effortlessly through the side elevation window and rear patio doors. Whether you're looking to unwind after a long day or entertain guests, this inviting space provides the perfect setting. Soft carpeted flooring and a central heating radiator finishes this room.

### Bedroom One 9'3" x 14'1"

The master bedroom is of a great size and comprises of soft carpeted flooring for a cosy feel, a central heating radiator and a window to the front elevation which floods the room with natural light. This bedroom also has the added luxury of access to a private, modern ensuite.

### Ensuite 3'10" x 9'3"

Accessed from bedroom one, the modern ensuite is a great addition and comprises of a three piece suite. The bathroom suite comprises of a double shower cubicle with tiled surround, low level W.C. and a floor length vanity wash hand basin with mixer tap over. The room is completed with laminate flooring and a window to the side elevation.

### Bedroom Two 9'9" x 13'6"

Another brilliant sized bedroom, finished with carpeted flooring, a central heating radiator and two windows to the front and side elevations.



### Bedroom Three 9'3" x 10'2"

A great sized room completed with the same finishing as the other two bedrooms, soft carpeted flooring, a central heating radiator and a window to the rear elevation.

### Bathroom 5'11" x 6'10"

The well-appointed and modern three piece bathroom suite finishes the home to a wonderful standard. Comprising of a fitted bath with shower fixing over, a glass shower screen and tiled surround, there is also a low level WC, and floor length vanity unit with wash hand basin with mixer tap over. To complete the room there is a chrome heated towel rail, a window to the rear elevation and a laminate flooring that flows from the hallway.

### Outside

The property has not only been finished to the highest of standard internal but also externally as the areas have been beautifully landscaped. To the front of the property you will find a patio slabs creating a path leading to the front door. Whilst to the rear you will find the perfect outdoor space to enjoy those summer days/evenings. Comprising of laid to lawn and a patio seating area, you have the opportunity to add more, should you wish. The garden offers an abundance of privacy due to being enclosed by a half wall with fencing. There is also access to a side gate which leads to a single detached garage.

### Garage

Located at the rear of the property the detached garage will cover all of your storage needs and provides convenient driveway parking in front.





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

PLOT 9  
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