



Offers Over £230,000 Freehold

1 WATERDOWN CLOSE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8JD

BuckleyBrown
ESTATE AGENTS

YOUR FOREVER HOME!.. Introducing this charming two-bedroom detached bungalow! This property is located within the sought after village of Mansfield Woodhouse and nearby to a range of shops, amenities and close to the town centre. This bungalow is move-in ready and would make the perfect forever home...

As we step inside you will be welcomed into the excellent-sized kitchen which comes complete with a range of matching units and cabinets with work surfaces over, including an integrated oven and space for other appliances. You won't need to touch a thing! There is also space for a small dining table/chairs in this room. Through to the impressive-sized lounge which really is the perfect entertaining space with family and friends. The large window allows plenty of natural light to fill the room, you will want to spend a lot of time here!

As you walk further you will find two generous bedrooms, these rooms have been lovingly maintained and allow space to add your own stamp. They both have the added bonus of built in wardrobes/cupboards. From the second bedroom you will find access to bright conservatory which offers versatility to utilise as an extra sitting room. The family bathroom comprises of a three piece suite including a fitted shower.

Heading outside, this bungalow accommodates a stunning and spacious garden which hosts a super private lawn with planted trees and shrubs. There is also a patio seating area to enjoy evening drinks with family and friends. To the front of the property also benefits from a driveway and a garage that allows parking space for multiple vehicles as well as a decorative front garden area. Call now to book a viewing!!





Hall

Carpeted hallway with access to;

Kitchen/Dining Room 13'9" x 8'10"

Matching Cupboards with ample worktop space above, integrated oven and gas hob, an inset sink and room for additional appliances, space for a small dining table and chairs with a windows to the front and side elevation.

Living Room 17'2" x 10'10"

Spacious carpeted living room with feature fireplace, central heating radiator and a curved window to the front elevation.

Bedroom One 12'9" x 10'10"

Carpeted bedroom, built in wardrobes/cupboards, central heating radiator and a window to the rear elevation.

Bedroom Two 9'3" x 8'10"

Carpeted bedroom, built in wardrobes/cupboards, central heating radiator and access to the conservatory.

Conservatory

Sliding doors into the conservatory, carpeted flooring with brick feature walls, spotlights, central heating, surrounding windows and patio doors leading into the rear garden.

Bathroom

Three piece bathroom with a hand wash basin, low flush WC and fitted shower.

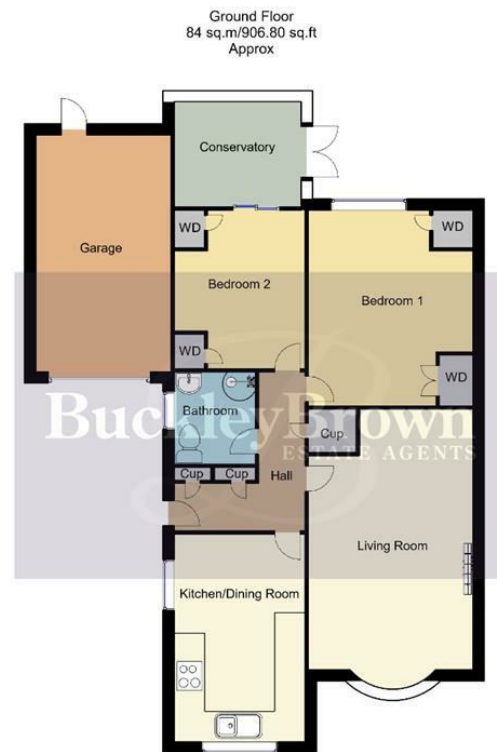
Garage

Ample storage space with access from the front elevation and the rear.

Outside

Spacious driveway to the front with a decorative front garden area. To the rear you will find a perfectly maintained lawn area with a patio perfect for alfresco dining and plants and shrubs around the border.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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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