



£300,000

MARPLES AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9DN

**BuckleyBrown**  
ESTATE AGENTS



MAKE YOUR MOVE!..Standing beautifully in the heart of Mansfield Woodhouse, this charming three-bedroom detached bungalow offers a perfect blend of space, convenience, and style. Boasting proximity to local transport links, open green spaces, and the popular Coopers pub and restaurant!

Prepare to be impressed from the moment you arrive, as the bungalow sits proudly on a beautiful plot boasting instant kerb appeal. Step inside to discover a well-planned interior that seamlessly combines elegance with functionality.

The inviting lounge is illuminated by triple-aspect windows that invite an abundance of natural light to flood this space. With ample room for furnishings and personal touches, the neutral decor and carpeting provide the perfect canvas for your individual style to shine. The kitchen is just across the hall and is simply stunning, boasting a range of sleek wall and base units for you to utilise, together with a complementary work surface and integrated appliances. Finishing this space perfectly is a ceramic hob, an extractor fan, and down lights.

Moving further, you'll find three sized double bedrooms, each being maintained to the highest standard. One of these bedrooms doubles perfectly as a dining space, offering versatility to suit your lifestyle. The master bedroom boasts fitted wardrobes and a stylish en-suite facility, offering modern tiling and a sleek vanity unit. Additionally, a separate family bathroom awaits, featuring a contemporary four-piece suite including a fitted bath and separate corner shower cubicle.

Heading outside, you will be welcomed to a well-maintained rear garden with a paved seating area and steps leading up to a low-maintenance lawn with surrounding flowering borders. This enclosed setting is perfect for spending time with friends or family, or even for enjoying a spot of gardening in the sunshine! The front of the property is equally impressive, boasting a private driveway that allows space for handy off-road parking.





**Porch**  
With access into the main hallway.

**Hallway**  
With a built in storage cupboard and further access to;

**Living Room 12'11" x 13'10"**  
Spacious room with dual aspect windows to the front and side elevation.

**Kitchen 8'8" x 14'8"**  
Fitted with modern wall and base units, work surface, ceramic hob, extractor fan, inset sink with a mixer tap above, integrated oven and microwave, space and plumbing for a dishwasher, downlights, window to the front elevation and a door leading outside.

**Bedroom Two 12'11" x 13'1"**  
With carpet to flooring, central heating radiator and window to the side elevation. sliding door access to an en suite.

**Shower Room 2'9" x 11'4"**  
Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

**Bedroom Two 11'11" x 11'11"**  
With carpeted flooring, central heating radiator, windows and patio doors to the rear elevation. Access to a handy utility room.

**Bedroom Three 10'11" x 11'11"**  
Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.



**Bathroom 6'6" x 8'8"**  
Four piece suite comprising of a hand wash basin, low flush WC, bath and shower. Window to the side elevation.

**Outside**  
Decorative frontage with a private driveway and wall surround. Stunning rear garden with a well maintained lawn and fence surround. Benefits from an electric charging point fitted at the front of the property.







Ground Floor  
94 Sq.m/ 1008.43 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. 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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</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

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