



Offers Over £360,000 Freehold

98 SOUTHWELL ROAD WEST | | MANSFIELD | NG18 4EY

BuckleyBrown
ESTATE AGENTS

**** NO UPWARD CHAIN ****Modern Living at its Best!..We are thrilled to present this stunning bungalow, beautifully decorated to an impeccable standard, and a true testament to the current owners' attention to detail. Located in the highly sought-after Berry Hill area of Mansfield, this property offers the perfect blend of convenience and comfort, with close proximity to schools, shops, and excellent transport links. Let's take a closer look inside...

As you enter the home, you'll immediately appreciate the spacious and thoughtfully designed layout. Straight ahead, you'll find the heart of the home—an expansive open-plan living area combining a stylish kitchen with a spacious living/dining space. This area is perfect for entertaining guests and spending quality time with loved ones.

The kitchen features modern shaker-style cabinetry and a central island with a charming breakfast bar. A convenient utility room is located just off the kitchen. The living area is enhanced by a cozy log burner, creating a warm, inviting atmosphere, while bi-fold doors allow natural light to flood the room and offer easy access to the garden.

Moving further you will find four bedrooms bedrooms, one of which boasts a lovely bay window and its own en-suite facilities. The family bathroom is equipped with a luxurious four-piece suite, including both a bath and a separate shower cubicle.

To the front of the property, you'll find a spacious resin driveway that provides off-street parking for multiple vehicles. The rear garden is south facing offering sun all day making this a peaceful retreat, featuring a large patio area with steps leading to an astro-turf lawn. It's the perfect outdoor space to enjoy during the warmer months.

This property is in exceptional condition and is ready for you to move in and make it your own. We highly recommend a viewing to fully appreciate the space and quality on offer.





Hall

Extensive entrance hallway giving access into;

Kitchen/Living/Dining Room 19'0" x 24'7"

The open-plan living, kitchen, and dining area blends a modern design with comfort. The living room features a sectional sofa area besides a sleek black log burner - creating a warm and cosy atmosphere. The kitchen is complete with shaker style cabinetry, essential appliances and a feature island. Fitted with an integrated dishwasher and range cooker. Complemented by bi folding doors opening to the rear garden. Access to a convenient utility.

Utility 6'2" x 9'10"

With fitted cabinets, ample worktop space, inset sink and drainer and an external door to the side elevation. Further space and plumbing for a washing machine and tumble dryer.

Bedroom One 13'1" x 12'0"

Carpeted flooring, central heating radiator, and a window to the side elevation.

Bedroom Two 12'4" x 12'0"

Carpeted flooring, central heating radiator, box window and access to an en suite.

En Suite 3'11" x 5'10"

Three piece suite comprising of a hand wash basin, low flush WC and a shower.

Bedroom Three 11'4" x 9'10"

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



Bedroom Four 5'2" x 9'10"

Carpeted flooring, central heating radiator and a window to the side elevation.

Bathroom 5'8" x 9'10"

Four piece suite comprising of a hand wash basin, low flush WC, bath and a separate shower. Window to the side elevation.

Outside

Spacious private driveway to the front of the property providing convenient off street parking for multiple vehicles with a raised decorative gravel area. To the rear of the property there is a stunning landscaped garden have a dedicated patio seating area and boast steps leading up to a large astroturfed lawn providing low maintenance living. This garden is a real retreat and will be enjoyed in the warmer months entertaining family and friends!



Only Floor
103 sq.m/1107.37 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) A		85
(81-91) B		
(69-80) C		
(55-68) D	69	
(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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