



Offers Over £225,000

WORCESTER AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8QD

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ESTATE AGENTS



## CHARMING BUNGALOW...

Welcome to this elegant and well-presented two-bedroom bungalow, perfectly situated in the sought-after area of Mansfield Woodhouse. Offering a blend of comfort, practicality, and privacy, this home is ideal for anyone looking for easy living on one level.

Inside, the property features a bright and spacious living room—perfect for relaxing or entertaining—and a well-equipped kitchen with ample storage and worktop space, making day-to-day living a breeze.

Both double bedrooms are generously sized and benefit from sliding patio doors that lead directly out to the rear garden, filling the rooms with natural light and offering beautiful garden views. A modern shower room completes the interior, designed with convenience in mind.

Step outside to discover the real gem of this property—a low-maintenance, decorative rear garden, offering a peaceful and private retreat. Whether you're enjoying a morning coffee, afternoon read, or evening glass of wine, this outdoor space is the perfect place to unwind.

To the front, the bungalow boasts a private driveway and secure gates, providing off-road parking and a real sense of security and seclusion.

Call now to arrange a viewing!





#### Kitchen 8'5" x 13'2"

The kitchen is fitted with a stunning range of shaker-style wall and base units with sink and drainer set into work surface. There are integrated appliances that include a microwave, electric oven, and a gas hob with extractor hood over. With a window to the front elevation, a central heating radiator, and a door that provides access outside.

#### Living Room 10'0" x 16'11"

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

#### Bedroom One 10'0" x 12'11"

With patio doors that lead onto the rear garden and a central heating radiator.

#### Bedroom Two 8'8" x 10'2"

With decorative wall panneling, patio doors that lead onto the rear garden and a central heating radiator.

#### Shower Room 5'5" x 6'5"

Fitted with a three-piece suite in white comprising a corner shower cubicle, low level WC, and a hand wash basin set into vanity unit with cupboards and shelving. With an opaque window to the side elevation and a central heating radiator.

#### Garage 10'1" x 15'8"

With an up-and-over door, window to the side elevation, and an additional side entrance door.

#### Outside

Low maintenance frontage with a private driveway and gates providing access to the rear. The garden is










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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>G</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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