



Offers Over £210,000 Freehold

3 WEETMAN AVENUE | CHURCH WARSOP | MANSFIELD | NG20 0SB

**BuckleyBrown**  
ESTATE AGENTS



## THE ONE FOR YOU!...

Nestled in the peaceful and well-connected village of Church Warsop, this two-bedroom detached bungalow presents an ideal opportunity for downsizers or anyone seeking comfortable, single-storey living. With a neutral décor throughout, the property is move-in ready and offers both practicality and charm in equal measure. Lets take a look inside...

Upon entry, you're welcomed by a useful entrance porch, perfect for storing coats and shoes, which leads through double doors into a spacious and light-filled living room. The room is tastefully presented and features a cosy fireplace as a central focal point—ideal for relaxing or entertaining guests. The kitchen is positioned just off the living room and offers a practical and well-organised space. Fitted with a range of matching wall and base units, it provides ample storage and worktop space for everyday cooking.

The bungalow benefits from two well-sized bedrooms, both offering flexible accommodation. The main bathroom is fitted with a modern three-piece suite comprising a WC, hand basin, and a bath with overhead shower.

To the front, the property boasts excellent kerb appeal with a neatly maintained lawn, mature shrubbery, and a paved driveway offering off-street parking, as well as access to a single garage—ideal for secure storage or vehicle use. The rear garden is fully enclosed and designed for low-maintenance enjoyment. It features a laid lawn, patio seating area perfect for outdoor dining or relaxing, a practical garden shed, and well-kept borders with mature plants and shrubs for year-round interest.

Call today to view!!!





#### **Porch 9'3" x 11'0"**

With carpeted flooring, windows to the front and side elevation and double doors opening into the living room.

#### **Living Room 21'5" x 11'9"**

With carpeted flooring, feature fireplace and windows to the front and side elevation.

#### **Kitchen 8'3" x 10'1"**

Complete with a range of matching wall and base units with ample worktop space. It features an inset sink and drainer, integrated eye level double oven, gas hob with hood over and space for appliances. With a window and door to the side elevation.

#### **Bedroom One 10'10" x 13'0"**

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

#### **Bedroom Two 12'0" x 7'10"**

With carpeted flooring, central heating radiator and a window to the rear elevation.

#### **Bathroom 6'3" x 8'0"**

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### **Outside**

The front of the property boast great kerb appeal with a driveway, garage, laid lawn and surrounding shrubbery. The rear garden hosts a laid lawn, patio seating



area, a handy shed and surrounding shrubbery and fencing.

#### **Garage 17'1" x 7'11"**

Accessible from the front and side elevation, providing off-street parking or extra storage.





Ground Floor  
89sq.m/961.87sq.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>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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