



Offers Around £215,000 Freehold

7 PARK HALL GARDENS | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8RG

BuckleyBrown
ESTATE AGENTS

****AN OPPORTUNITY NOT TO BE MISSED - SOLD WITH NO UPWARD CHAIN****

Situated in the sought-after area of Mansfield Woodhouse, this attractive and modern two-bedroom bungalow offers spacious and versatile living in a quiet residential setting. Not to mention this property has been fully redecorated and benefits from new flooring throughout.

Step inside to a generously sized entrance hallway, providing direct access to all main rooms and setting the tone for the bright and well-maintained interior. The fully equipped kitchen offers ample storage and preparation space, ideal for everyday living and entertaining.

The heart of the home is the large living room, featuring patio doors that open onto the rear garden, filling the space with natural light. Double doors from the lounge lead seamlessly into a bright and airy conservatory, perfect as a dining area or additional sitting room with garden views.

The bungalow includes two well-proportioned bedrooms, both offering flexibility for use as guest rooms, home office, or additional living space. A modern bathroom suite completes the interior accommodation.

Outside, the front of the property boasts a welcoming approach with a private driveway and a single garage providing secure off-road parking. The rear garden is mainly laid to lawn with a paved patio area, ideal for outdoor seating and entertaining, all enclosed by established hedging for privacy.

This property combines the ease of single-storey living with modern style and comfort—perfect for down sizing, professionals, or small families. Call now to arrange your viewing!





Hall

Spacious entrance hallway with a fitted storage cupboard and further access to;

Kitchen 8'1" x 8'9"

Complete with a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and dual aspect windows to the front and rear. New and professionally fitted from Howden.

Living Room 10'9" x 15'2"

Carpeted flooring, central heating radiator, window to the rear along with two sets of patio doors opening to the rear garden.

Conservatory 8'5" x 8'11"

Surrounding windows and patio doors opening to the side.

Bedroom One 10'9" x 11'7"

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

Bedroom Two 8'7" x 8'9"

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

Bathroom 4'7" x 5'6"

Modern three piece suite complete with a hand wash basin, low flush, WC and a bath with an overhead shower. Window to the front elevation. Newly supplied by Drench.

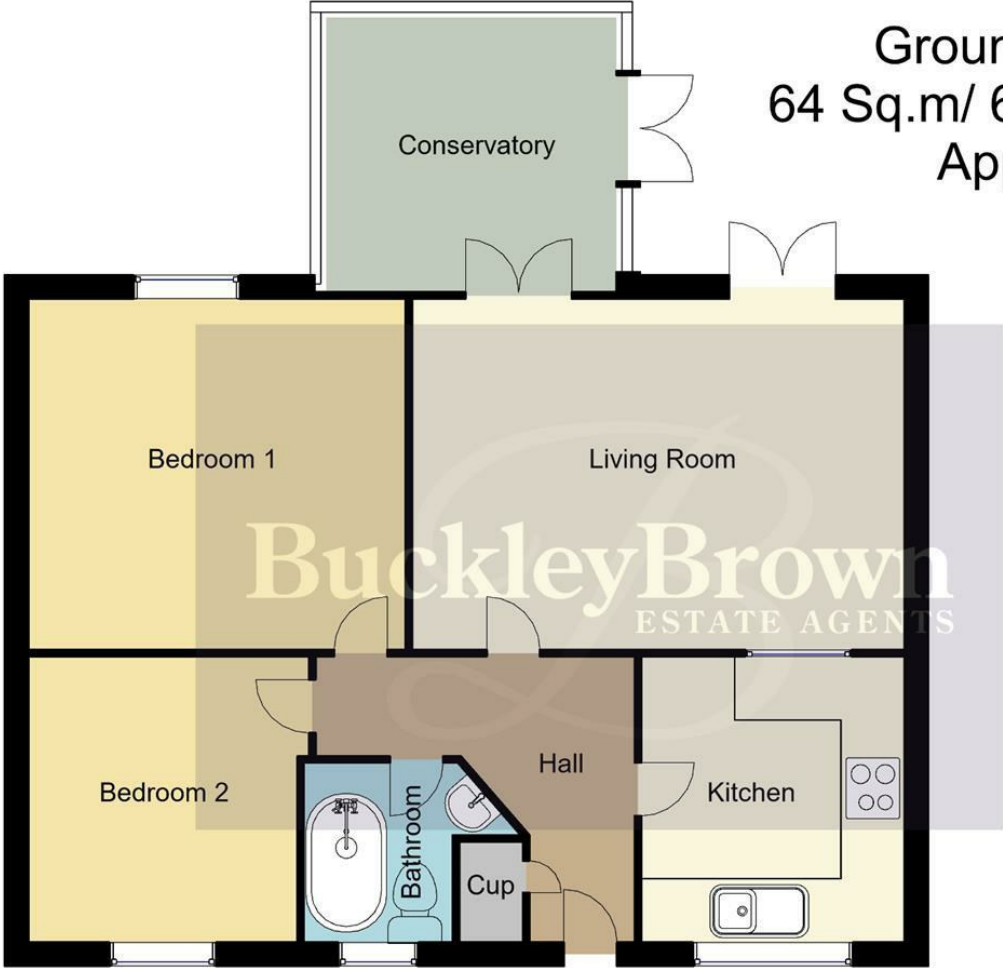
Outside

Low maintenance frontage with a paved private driveway and a garage, allowing for secure off road parking. The rear garden is mainly laid to lawn with patio areas and fence surround.





Ground Floor
64 Sq.m/ 690.21 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		66
(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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