



£300,000 Freehold

42 BUDDY AVENUE | | MANSFIELD | NG18 3JB

**BuckleyBrown**  
ESTATE AGENTS

PEACEFUL, PRIVATE RETREAT!... Located on Budby Avenue in the charming town of Mansfield, this delightful detached bungalow offers a perfect blend of comfort and convenience. The location is ideal for those seeking a peaceful residential area while still being within easy reach of local amenities, schools, and transport links, making it a wonderful choice for families and professionals alike.

Upon entering the property, you are greeted by a fully equipped kitchen, waiting for you to cook up some delicious meals. Moving through you will find an open plan living/dining room which boasts ample room for all of your desired furnishings. Double doors give access to a bright and airy conservatory, perfect space to enjoy all year round!

This bungalow features two well-proportioned bedrooms, each designed to provide a restful retreat. The main bedroom is particularly spacious, with access to a convenient WC. Poitioned just off the hallway is a neutral three piece wet room.

Outside, the property boasts a lovely garden that offers a private outdoor space for relaxation and recreation. The well-maintained garden is perfect for enjoying sunny days, whether you wish to host barbecues or simply unwind with a good book. Additionally, there is ample off-street parking and a garage available, adding to the convenience of this charming bungalow. Overall, this property presents an excellent opportunity for those seeking a comfortable and inviting home in a desirable location.

Call now to arrange your viewing!





#### Hall

Windows to the side, oak flooring and further access into;

#### Kitchen 10'5" x 12'10"

Complete with tiled flooring, a range of matching cabinets, inset sink with drainer, integrated appliances and a window to the side. External door giving access to the side.

#### Living/Dining Room 24'5" x 12'0"

Open plan reception room with oak flooring, central heating radiator, feature fireplace and a window to the rear. Additional doors leading through to the conservatory.

#### Conservatory 11'0" x 11'2"

Surrounding windows, oak flooring and patio doors opening to the side.

#### Bedroom One 15'1" x 11'10"

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

#### WC

Fitted with a hand wash basin, low flush WC and a window to the side elevation.

#### Bedroom Two 9'0" x 8'11"

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

#### Wet Room 8'7" x 6'0"

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

#### Garage 10'5" x 17'3"

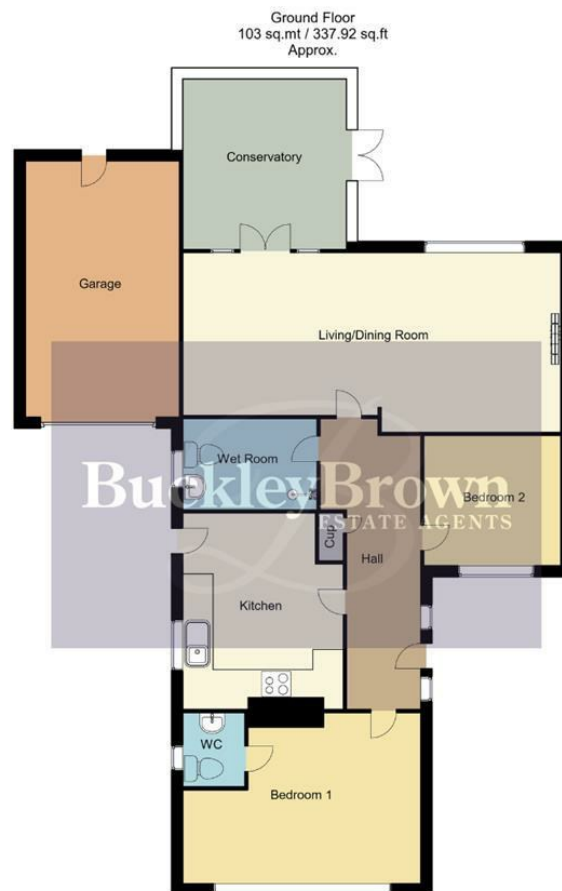
Accessible from the front elevation with an external door to the rear.

#### Outside



Low maintenance frontage with a gated entrance leading to a private driveway and garage. Enclosed garden to the rear offering a well kept lawn, patio seating area and decorative plants.





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>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</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                     |         |           |

72

62

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MANSFIELD  
NG18 3JB



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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