



**Plot 1, The Buckthorn Valley Lane, Mansfield NG18 2HT**

**welcome to**

## **The Buckthorn Valley Lane, Mansfield**

PLOT 1 - THE BUCKTHORN

A Detached 2 Bedroom Corner Plot Bungalow with Private Gate, Garage & Front & Rear Gardens  
Parking for 4 vehicles- A private & spacious home on a PRIME PLOT

MARKETING SUITE & SHOW HOMES OPEN FRIDAY, SATURDAY & SUNDAY 10AM - 5PM

### **Entrance Hall**

Front door entrance with spacious entrance hallway.  
Storage cupboard & doors leading off to both bedrooms, shower room, lounge & kitchen diner.

### **Kitchen / Diner**

9' 1" x 15' 5" ( 2.77m x 4.70m )

Fully fitted modern kitchen with integrated appliances including oven with hob and extractor, microwave, fridge, freezer, dishwasher, washer dryer and under mounted stainless steel sink.

Dining area.

Recessed low energy lighting & Zoned underfloor heating.

Bi-fold doors leading out to the private corner plot garden.

### **Living Room**

13' 7" x 15' 5" ( 4.14m x 4.70m )

Recessed low energy lighting & Zoned underfloor heating.

Bay Windows to the side & rear.

### **Bedroom One**

12' 4" x 12' 7" ( 3.76m x 3.84m )

Fitted wardrobes with Zoned underfloor heating & recessed low energy lighting.

Window to rear aspect.

### **Bedroom Two**

11' 2" x 12' 7" ( 3.40m x 3.84m )

Zoned underfloor heating & recessed low energy lighting.

Window to front aspect.

### **Shower Room**

Modern Shower room with porcelain floor and wall tiles.

Double shower, Fitted Vanity Unit with basin, Heated towel rail and LED mirror with lighting to the bathroom.

### **Exterior**

A fully gated development with lighting and private intercom access.

Driveway with landscaped areas & EV Car Charging Point.

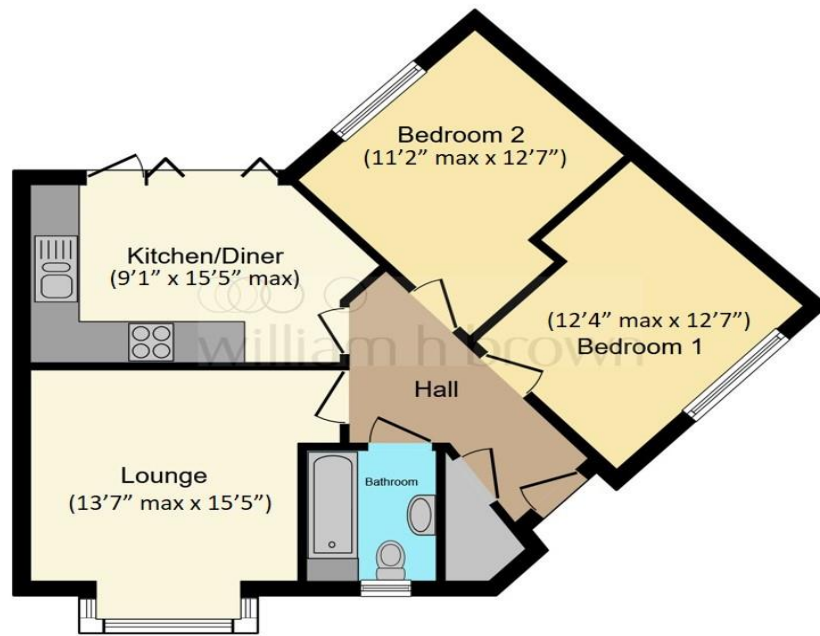
Parking for 4 vehicles or Motorhome

Garage with Power & Lighting

Exterior Lighting to front & Rear

External Tap

Front & Rear Landscaped Gardens with turf & patio, fully fenced & side gate access.



Measurements taken from architectural plans, for illustrative purposes only and not drawn to scale.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



welcome to

## The Buckthorn Valley Lane, Mansfield

- PLOT 1 - THE BUCKTHORN
- LARGE DRIVEWAY FOR MOTORHOME / VEHICLES
- TWO BED DETACHED BUNGALOW ON A CORNER PLOT WITH GARAGE & FRONT & REAR GARDENS
- FULLY FITTED KITCHEN WITH INTEGRATED OVEN, HOB, FRIDGE, FREEZER, DISHWASHER & WASHER DRYER & DINING AREA
- SEPERATE LOUNGE WITH BAY WINDOWS

Tenure: Freehold EPC Rating: Exempt

offers over

**£295,000**



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Property Ref:  
NWK105779 - 0008

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