



The Esme Valley Lane, Mansfield NG18 2HT

welcome to

The Esme Valley Lane, Mansfield

PLOT 36 - THE ESME. Spacious detached bungalow with ensuite to master, garage, front & rear gardens, situated close to amenities.

Marketing Suite & Show Homes open Friday, Saturday & Sunday 10am - 4pm. A must see development to appreciate the location and available properties.



Entrance Hall

Front door entrance with spacious entrance hallway.
Storage cupboard & doors leading off to both bedrooms, Shower room & Open Plan Kitchen, Dining & Lounge

Kitchen, Diner, Lounge

26' 3" MAX x 24' 3" (8.00m MAX x 7.39m)

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

Granite worktops with under mounted stainless steel sink.

Island with cupboards & breakfast bar seating

Dining Area with Bay Window

Lounge Area with TV Point & Sockets

Recessed low energy lighting & Zoned underfloor heating.

Bi-fold doors leading to the rear garden which is laid to grass & patio, fully fenced & side gated access.

Bedroom One

14' 2" x 9' 7" (4.32m x 2.92m)

Zoned underfloor heating & recessed low energy lighting.

Window to front aspect.

Door leading to en-suite.

Ensuite

Modern bathroom with porcelain floor and wall tiles.
Double Shower, Fitted Vanity Unit with Basin, W.C,
Heated towel rail and LED mirror with lighting to the bathroom.

Bedroom Two

9' 3" x 10' 5" (2.82m x 3.17m)

Zoned underfloor heating & recessed low energy lighting.

Window to front aspect.

Shower Room

Modern bathroom with porcelain floor and wall tiles.
Double Shower, Fitted Vanity Unit with Basin, W.C,
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.

Exterior Lighting to front & Rear

External Tap

Garage with Power & Lighting.

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



view this property online williamhbrown.co.uk/Property/NWK106216





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

welcome to

The Esme Valley Lane, Mansfield

- PLOT 36 - THE ESME
- SECURE GATED DEVELOPMENT WITHIN WALKING DISTANCE TO SHOPS
- SPACIOUS OPEN PLAN DETACHED TWO BED BUNGALOW
- LARGE OPEN PLAN KITCHEN DINING LIVING AREA WITH BIFOLD DOORS TO THE REAR GARDEN
- MASTER BEDROOM WITH ENSUITE, FURTHER BEDROOM & SHOWER ROOM

Tenure: Freehold EPC Rating: Exempt

offers over

£295,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWK106216](https://www.williamhbrown.co.uk/Property/NWK106216)



Property Ref:
NWK106216 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)