



The Aspen Valley Lane, Mansfield NG18 2HT

welcome to

The Aspen Valley Lane, Mansfield

PLOT 3 - THE ASPEN. Detached bungalow with driveway, garage & front & rear gardens. High specification throughout. 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 all
Bedrooms, Bathroom & the Open Plan Kitchen,
Dining, Living Area

Open Plan Kitchen Dining Living

32' 4" x 12' (9.86m x 3.66m)
Fully fitted modern kitchen with integrated
appliances including oven with hob and extractor,
microwave, fridge, freezer, dishwasher and washer
dryer.
Worktops with under mounted stainless steel sink.
Window to front aspect
Dining Area

Bedroom One

10' 5" x 10' 4" (3.17m x 3.15m)
Zoned underfloor heating & recessed low energy
lighting.
Window to rear aspect.

Bedroom Two

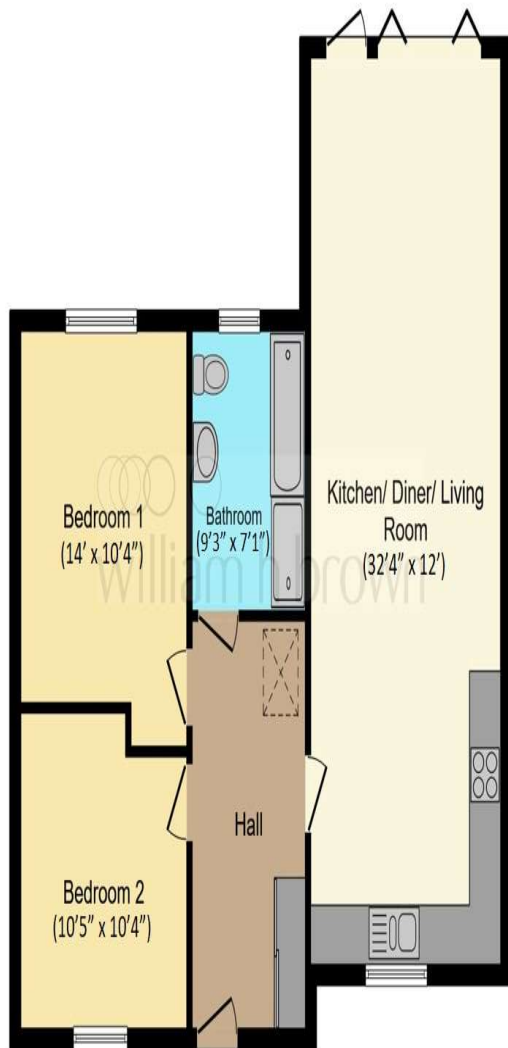
14' x 10' 4" (4.27m x 3.15m)
Zoned underfloor heating & recessed low energy
lighting.
Window to front aspect.

Bathroom

Modern bathroom with porcelain floor and wall tiles.
Double Shower, Bath, Fitted Vanity Unit with storage
& basin, WC, Heated towel rail and mirror with
lighting to the bathroom.

Exterior

A fully gated development with lighting and private
intercom access.
Exterior Lighting to front & Rear
External Tap
Front & Rear Landscaped Gardens, Patio & Turf,
Fenced with side gated access.
Driveway & Garage with EV Car Charger



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



welcome to

**The Aspen Valley Lane,
Mansfield**

- PLOT 3 - THE ASPEN
- DEVELOPMENT OPEN FOR VIEWINGS EVERY FRIDAY, SATURDAY & SUNDAY 10AM - 4PM
- THE VALLEY IS A GATED DEVELOPMENT COMPRISING BUNGALOWS & LUXURY APARTMENTS
- A 2 BED DETACHED BUNGALOW WITH DRIVEWAY, GARAGE & EV CAR CHARGER
- FULLY FITTED KITCHEN WITH INTEGRATED OVEN, MICROWAVE, HOB, FRIDGE, FREEZER, DISHWASHER & WASHER DRYER

Tenure: Freehold EPC Rating: Exempt

£250,000



view this property online williamhbrown.co.uk/Property/NWK106220



Property Ref:
NWK106220 - 0005

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.

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