



**2 The Aspen, Valley Lane, Mansfield NG18 2HT**

**welcome to**

## **The Aspen Valley Lane , Mansfield**

The Valley is a premium gated development comprising a mix of executive bungalows, maisonettes & apartments located in Mansfield.

Marketing Suite Open Friday, Saturday & Sunday 10am - 5pm

Come meet Julie at this executive development who will be able to answer your questions & show you around the development & our Show homes.

### **SPECIFICATIONS;**

A fully gated development with extensive landscaping and lighting plus private intercom access

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

Quartz worktops to selected plots kitchens

Porcelain tiles to bathroom floor and walls

Heated towel rails, vanity unit with basin and mirror with lighting to the bathrooms

Zoned underfloor heating

Bi-fold or patio doors leading to the rear garden

Fully landscaped rear gardens plus paved patio and paths

Block paved driveways to selected plots

Front of properties paved & landscaped

Air Source Heat Pumps

Recessed low energy lighting to selected rooms

### **LOCATION;**

Mansfield is a market town located just 15 miles from Nottingham. With local amenities on the doorstep including doctors surgeries, shops and supermarkets plus bus links. This new retirement village at the site of the historic Rock Valley will burst new life into the former metal box factory which once produced tins for Quality Street.







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)

## Entrance Hall

## Openplan Kitchen Dining Living

32' 4" x 12' ( 9.86m x 3.66m )

## Bedroom One

14' x 10' 4" ( 4.27m x 3.15m )

## Bedroom Two

10' 5" x 10' 4" ( 3.17m x 3.15m )

## Bathroom

## Exterior

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## The Aspen Valley Lane , Mansfield

- PLOT 2 - THE ASPEN
- TWO BED BUNGALOW WITH DRIVEWAY, GARAGE & EV CHARGING POINT
- FRONT & REAR GARDENS
- HIGH SPECIFICATION FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- OPEN PLAN LIVING WITH BIFOLD DOORS TO THE REAR GARDEN

Tenure: Freehold EPC Rating: Exempt

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK106240 - 0002

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