



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 - 4pm

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





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

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

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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

view this property online williamhbrown.co.uk/Property/NWK106240



Property Ref:
NWK106240 - 0003

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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