









## welcome to

# The Aspen Valley Lane, Mansfield

PLOT 27 - THE ASPEN

Detached 2 Bedroom Bungalow with Driveway, Garage & Front & Rear Gardens High Specification throughout

**Gated Development** 

MARKETING SUITE & SHOW HOMES OPEN FRIDAY, SATURDAY & SUNDAY 10AM - 4PM

#### **Entrance Hall**

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

### Kitchen, Dining & Lounge

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

Large Open Space

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.

Recessed low energy lighting & Zoned underfloor heating.

Bi-fold doors leading to the rear garden & window to the front aspect

### **Bedroom One**

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

A modern four piece family bathroom with porcelain floor and wall tiles.

Double Shower, Bath, Heated towel rail, WC, Vanity unit with basin and LED mirror.

#### **Exterior**

A fully gated development with lighting and private intercom access.

Driveway with landscaped areas & EV Car Charging Point

Garage with Power & Lighting Exterior Lighting to front & Rear External Tap

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













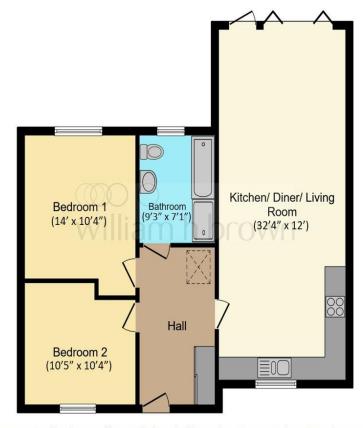
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# The Aspen Valley Lane, Mansfield

- PLOT 27 THE ASPEN
- TWO BED DETACHED BUNGALOW WITH GARAGE, DRIVEWAY & ENCLOSED GARDEN
- SET WITHIN A GATED DEVELOPMENT CLOSE TO SHOPS & AMENITIES
- OPEN PLAN KITCHEN, DINING, LIVING WITH BIFOLD DOORS TO THE GARDEN - KITCHEN FITTED WITH INTEGRATED APPLIANCES
- TWO BEDROOMS & BATHROOM WITH BATH, SHOWER, W.C & VANITY UNIT WITH SINK ALONG WITH HEATED TOWEL RAIL & LED MIRROR

Tenure: Freehold EPC Rating: Exempt

£245,000



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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Property Ref: NWK106260 - 0004 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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