

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



**welcome to**

**The Cypress Valley Lane, Mansfield**

**\*\*PLOT OF THE MONTH!\*\*** PLOT 4 - THE CYPRESS. Semi-detached bungalow with driveway, EV car charging point and front & rear gardens. High specification throughout.

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, Shower room & Open Plan Kitchen, Dining & Lounge

**Kitchen, Dining Area**

12' 1" x 12' 5" ( 3.68m x 3.78m )

Open 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.

Bay Window to the front aspect

**Living Room Area**

14' 7" x 12' 8" ( 4.45m x 3.86m )

Bifold doors to the South West Facing Garden

TV Point & Sockets

Recessed low energy lighting & Zoned underfloor heating.

**Bedroom One**

12' 6" x 10' 5" ( 3.81m x 3.17m )

Zoned underfloor heating & recessed low energy lighting.

Window to rear aspect.

**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 Shower room with porcelain floor and wall tiles.

Double Shower, Fitted Vanity Unit with Basin, W.C, Heated towel rail and LED mirror with lighting.

**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

Rear Garden with turf & patio, fully fenced & side gate access.



***view this property online*** [williamhbrown.co.uk/Property/NWK106351](http://williamhbrown.co.uk/Property/NWK106351)



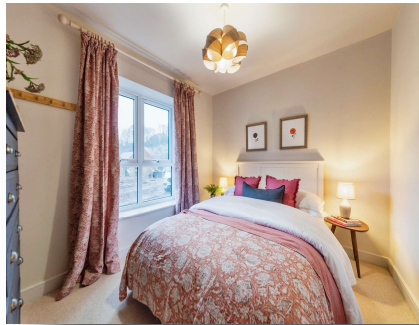
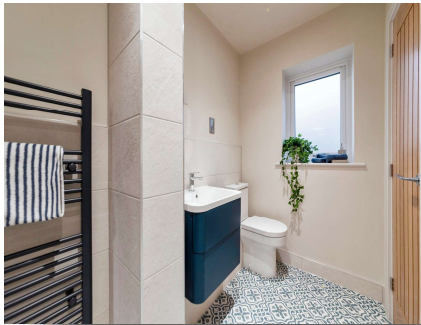
**welcome to**

## **The Cypress Valley Lane, Mansfield**

- PLOT 4 - THE CYPRESS
- GATED DEVELOPMENT OF EXECUTIVE HIGH SPECIFICATION BUNGALOWS & APARTMENTS - MARKETING SUITE & SHOWHOMES OPEN FRIDAY-SUNDAY 10AM -4PM
- SEMI DETACHED BUNGALOW - 2 BEDROOMS WITH DRIVEWAY & SOUTH WEST FACING GARDEN
- CLOSE TO AMENITIES
- GARDENS ARE LANDSCAPED WITH PATIO, TURF, FENCED & FULLY ENCLOSED

Tenure: Freehold EPC Rating: Exempt

**£235,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWK106351](https://williamhbrown.co.uk/Property/NWK106351)



Property Ref:  
NWK106351 - 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.

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](mailto:newark@williamhbrown.co.uk)



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



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