



**5 Oakfield Close**  
**Mansfield, Nottinghamshire NG18 4PH**  
**£335,000**

- THREE BEDROOM DETACHED BUNGALOW WITH NO UPWARD CHAIN
- THE ACCOMMODATION INCLUDES GAS HEATING AND DOUBLE GLAZING
- FITTED BREAKFAST KITCHEN AND BUILT IN ELECTRIC OVEN AND GAS HOB
- THERE ARE PRIVATE GARDENS AROUND THE BUNGALOW, DRIVEWAY AND GARAGE
- SITUATED IN THE SOUGHT AFTER BERRY HILL AREA OF MANSFIELD
- ENTRANCE PORCH, HALLWAY AND THROUGH LOUNGE AND DINING ROOM
- MASTER BEDROOM, EN-SUITE, TWO FURTHER BEDROOMS AND BATHROOM
- CUL-DE-SAC POSITION, WITH VIEWING BEING RECOMMENDED

## VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@davidblount.co.uk](mailto:sales@davidblount.co.uk)

## DIRECTIONS

From Mansfield, proceed onto Nottingham Road, turning left further up here onto Berry Hill Lane. On the brow of the hill, turn right at the island onto Lichfield Lane. Turn left onto The Avenue and turn left again to stay on The Avenue. Turn right onto Pinewood Drive and right into Oakfield Close.

## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

### HALLWAY

Radiator. Built in cloaks.

### LOUNGE/DINING ROOM

**14'4 x 12'4 and 10'6 x 9'5 (4.37m x 3.76m and 3.20m x 2.87m)**

Double glazed front aspect, radiator and ceiling cornice. Log effect electric fire, marble hearth and insert and Louis style surround. Archway through to the dining room. The dining room has double glazed rear aspect, radiator coving. It also provides access to the following bedroom.



### BEDROOM ONE

**12' x 11' (3.66m x 3.35m)**

Double glazed front aspect, radiator and coving.



### EN SUITE

Comprising shower cubicle, wash hand basin in

vanity unit and WC. Majority tiling to the walls, tiled flooring, radiator and double glazed window.



### BREAKFAST KITCHEN

**13'3 x 10'9 (4.04m x 3.28m)**

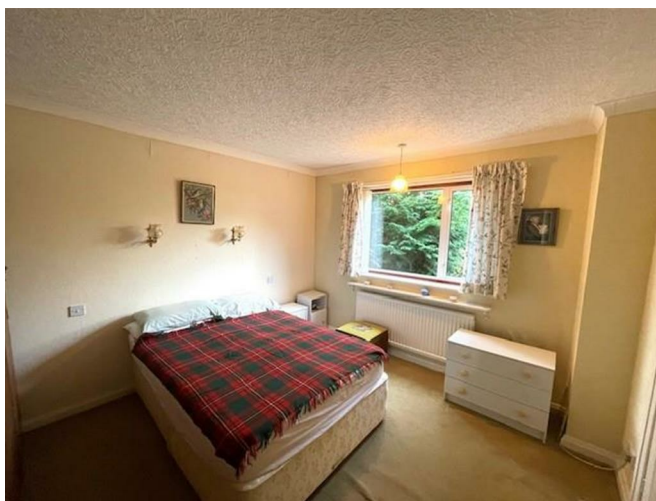
Having a range of wall and base units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Double glazed door and window to the rear.



### BEDROOM TWO

**14'6 x 10'10 (4.42m x 3.30m)**

Having fitted wardrobes to one wall and dressing table. Double glazed front aspect. Radiator.



### BEDROOM THREE

**10'9 x 10'1 (3.28m x 3.07m)**

Radiator, coving and double glazed rear aspect.

## **BATHROOM**

With corner bath, shower cubicle, wash hand basin within vanity unit and WC. Full tiling to the walls, tiled flooring, chrome heated towel radiator and double glazed aspect.

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5585/30.11.2023



## **OUTSIDE**

The bungalow is privately positioned in the corner of this cul-de-sac. Private gardens extend to the front, side and rear. The driveway then provides access to the garage, which houses the gas and electric meters, consumer unit & provides access to the loft space, where the combination boiler can be found.



The property is in council tax band D (Mansfield District Council).

## **FINANCIAL ADVICE**

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

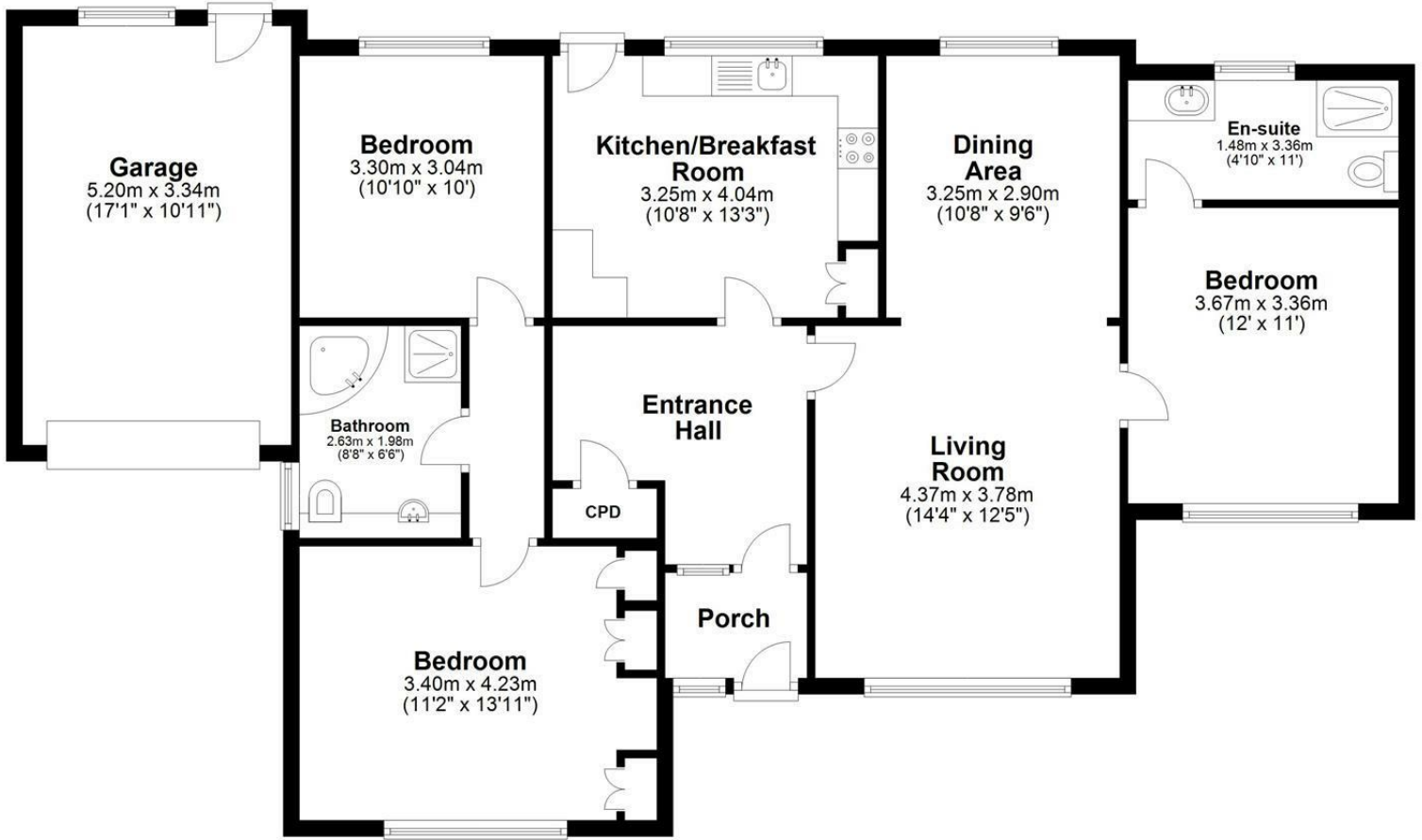
## **MONEY LAUNDERING**

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## **AS WITH ALL OUR PROPERTIES**

## Ground Floor

Approx. 121.8 sq. metres (1311.1 sq. feet)



Total area: approx. 121.8 sq. metres (1311.1 sq. feet)

Kristine Princa  
Plan produced using PlanUp.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>77</b>
(39-54) <b>E</b>	<b>55</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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