



7 Chestnut Drive
Mansfield, Nottinghamshire NG18 4PW
Offers Over £395,000

- A THREE BEDROOM DETACHED BUNGALOW, OCCUPYING A PRIME PLOT IN BERRY HILL
- ACCOMMODATION INCLUDING GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING
- BESPOKE, FITTED BREAKFAST KITCHEN WHICH INCLUDES A RANGE OF INTEGRATED APPLIANCES
- FULLY RE-STYLED BATHROOM WITH OVAL BATH, SEPARATE SHOWER AND TWIN BASINS
- DRIVEWAY PROVIDING ACCESS TO THE GARAGE, CAR PORT AND ENCLOSED SEATING AREA
- WELL PRESENTED THROUGHOUT AND WITH AN INTERNAL VIEWING BEING RECOMMENDED
- SPACIOUS ENTRANCE HALL PROVIDING ACCESS TO THE L-SHAPED LOUNGE/DINING ROOM
- THREE BEDROOMS, ALL HAVING A DEGREE OF FITTED WARDROBES AND DRAWER UNITS
- PROMINENT CORNER PLOT, WITH EXTENSIVE GARDENS TO THE FRONT AND SIDE
- EXCELLENT LOCATION, CONVENIENT FOR THE WIDE RANGE AMENITIES OFF NOTTINGHAM ROAD

VIEWING

and further information through our Mansfield office on 01623 422777.

DIRECTIONS

From Mansfield proceed onto the A60 Nottingham Road, turning left at the traffic lights onto Berry Hill Lane. On the brow of the hill, turn right at the mini island (Lichfield Lane) and then left onto The Avenue. Turn right onto Chestnut Drive and the bungalow is on the left hand side.

ACCOMMODATION COMPRISES

STORM CANOPY

ENTRANCE HALL

Half glazed composite front door with double glazed side window. Large loft hatch with pull down loft ladder. Built in double cloaks. Deep coving. Radiator.



LOUNGE/DINING ROOM

17'1 x 12'9 and 10'10 x 10'10 (5.21m x 3.89m and 3.30m x 3.30m)

Victorian style fireplace with living flame gas fire, brushed steel surround and marble hearth. Double UPVC front aspect and two additional UPVC bow windows to the side aspect. Two radiators. Deep coving.



BREAKFAST KITCHEN

21'8 x 8'8 (6.60m x 2.64m)

Having an extensive range of bespoke, timber painted base and eye level units, acrylic moulded work tops and stainless steel sink unit and drainer with glass top. Integrated twin ovens, separate microwave, induction hob and single gas ring. Built in fridge/freezer, dishwasher and washing machine. Front and side UPVC aspect, UPVC rear door, downlighters to the ceiling and upright radiator.



BEDROOM ONE

15'6 x 10'10 (4.72m x 3.30m)

Fitted corner wardrobes, radiator, coving and UPVC front aspect.



BEDROOM TWO

11'10 x 9'10 (3.61m x 3.00m)

Range of fitted wardrobes and drawers, radiator and UPVC rear aspect.



BEDROOM THREE

11'9 x 7'5 incl wardrobes (3.35m#2.74m x 2.26m incl wardrobes)

Fitted wardrobes to one wall, radiator and UPVC front aspect.



BATHROOM

Luxury bathroom including reproduction oval bath with claw feet and side taps. Twin counter top basins on vanity fitment, large walk-in shower area and WC. Fully tiled, heated towel rail, downlighters and UPVC obscure glaze.



OUTSIDE

Standing proudly on a corner plot, with lawned gardens extending to the front and side. There is a further area of garden to the left hand side and behind this an enclosed, paved seating area. The driveway to the front provides access to the attached garage and car port.



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

FINANCIAL ADVICE

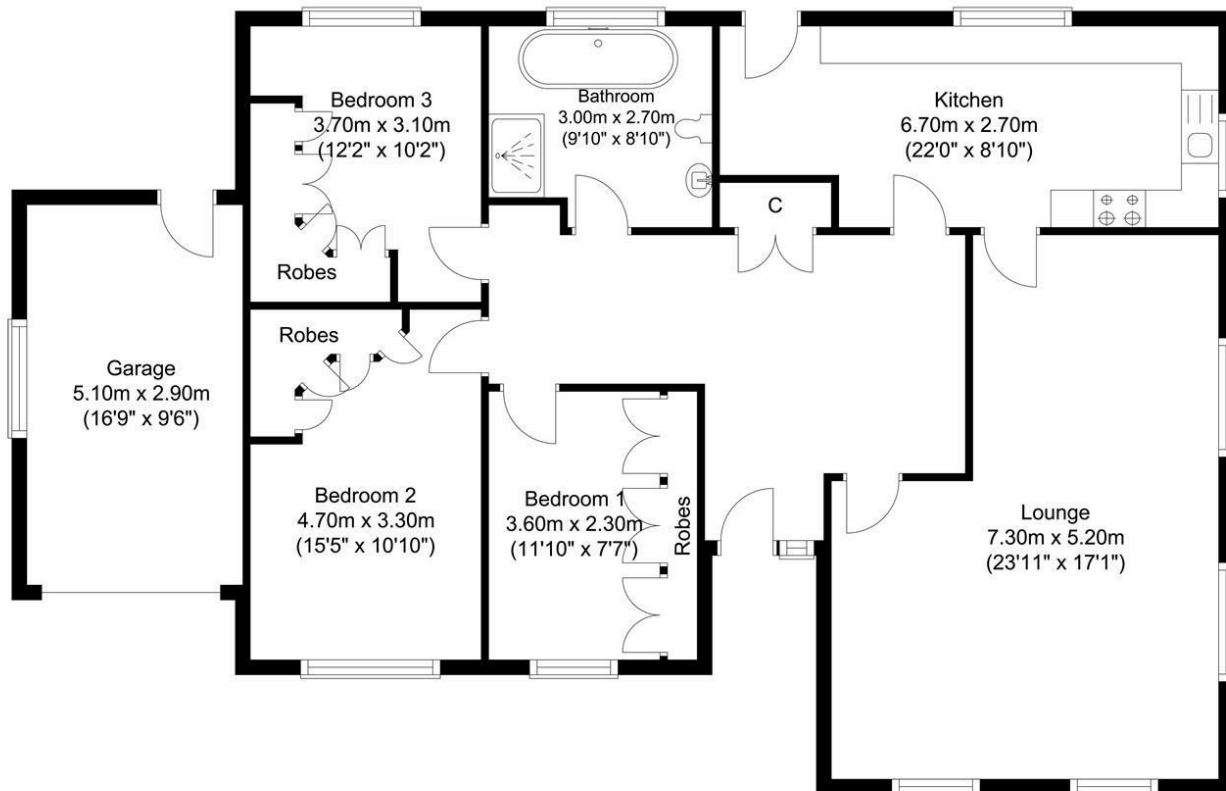
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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

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. MA5622/5.3.24



GROUND FLOOR

