



32 Dorchester Close
Mansfield, Nottinghamshire NG18 4QW
£375,000

- A DECEPTIVELY SPACIOUS, THREE BEDROOM DETACHED BUNGALOW IN BERRY HILL
- HALLWAY PROVIDING ACCESS TO A SPACIOUS LOUNGE/DINING ROOM OVERLOOKING THE GARDEN
- FITTED KITCHEN (BUILT IN ELECTRIC OVEN AND HOB) AND SIDE ENTRANCE, COMBINING AS A UTILITY
- TWO FURTHER DOUBLE BEDROOMS, BOTH HAVING WARDROBES. SHOWER ROOM WITH SEPARATE WC
- BEAUTIFUL REAR GARDEN WITH LAWN, PLANTED AREAS, PATIO AND NOT DIRECTLY OVERLOOKED
- WELL PRESENTED AND INCLUDING GAS HEATING, UPVC DOUBLE GLAZING AND ALARM
- SEPARATE SITTING ROOM/HOME OFFICE, WHICH THEN LEADS TO A UPVC CONSERVATORY
- INNER HALL WITH ACCESS TO THE FITTED MAIN BEDROOM, WHICH HAS EN-SUITE SHOWER ROOM
- MATURE FRONTAGE, DRIVEWAY AND DOUBLE GARAGE SUITABLE FOR ONE LARGE AND ONE SMALLER VEHICLE
- RARE OPPORTUNITY TO PURCHASE A BUNGALOW IN A MUCH SOUGHT AFTER RESIDENTIAL LOCATION

VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@davidblount.co.uk

DIRECTIONS

From Mansfield, proceed onto Nottingham Road, turning left at the traffic lights onto Berry Hill Lane. At the roundabout, turn right onto Lichfield Lane and after about half a mile or so, turn left onto Dorchester Drive. Turn right onto Dorchester Close.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Including radiator, coving, cupboard housing the boiler and separate cupboard containing the hot water cylinder.

KITCHEN

10'9 x 8'9 (3.28m x 2.67m) Having a range of base and eye level units, work surfaces and one and half bowl sink unit and single drainer. Built in electric oven, induction hob and cooker hood. UPVC double glazed windows front and rear aspect. Radiator. From here there is access to a side entrance, which combines as a utility room.



UTILITY ROOM

8'5 x 7'1 (2.57m x 2.16m) Front and rear access doors. Double base unit.

LOUNGE/DINING ROOM

20'4" increasing to 23'3" x 16'2" increasing to 18'8 (6.20m increasing to 7.09m x 4.93m increasing to 5.69m) A really spacious reception room, with expansive UPVC window overlooking the rear garden. Living flame electric fire, marble hearth and insert and Adam style surround. Two radiators. Access to another sitting room or home office.



SITTING ROOM/HOME OFFICE

14'9 x 11'1 narrowing to 8'1 (4.50m x 3.38m narrowing to 2.46m) UPVC front aspect window, radiator and coving. UPVC patio doors through to the conservatory.



CONSERVATORY

11'4 x 9'6 (3.45m x 2.90m) UPVC conservatory, with sliding door to the garden.



INNER HALLWAY

Access to the loft space.

SEPARATE WC

UPVC window.

SHOWER ROOM

Comprising large shower cubicle with PVC panelling and wash hand basin, set within vanity unit. Full tiling to the remaining walls, radiator and UPVC obscure glazed window.



BEDROOM ONE

14' x 11' (4.27m x 3.35m) Having a range of fitted wardrobes, UPVC side aspect window, radiator and coving.



EN SUITE

Quadrant shower cubicle, wash hand basin within vanity unit and WC. Full tiling to the walls, heated towel radiator and electric heater.



BEDROOM TWO

10' x 9'10 (3.05m x 3.00m) Fitted wardrobes to one wall and dressing table. UPVC side aspect window. Radiator.



BEDROOM THREE

11'9 x 8' (3.58m x 2.44m) Fitted double wardrobes to the corner of the bedroom. UPVC side aspect window. Radiator.



OUTSIDE

The property has an impressive frontage, with well stocked borders, lawn and block paved driveway. The driveway leads to the garage, which has an electric roller door and side door. The garage is large enough for two vehicles, one of a smaller design though. The rear garden is an outstanding feature of the property, not being overlooked and being extremely well presented. There is a large seating area, lawn and a wide variety of shrubs and evergreens.



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.**

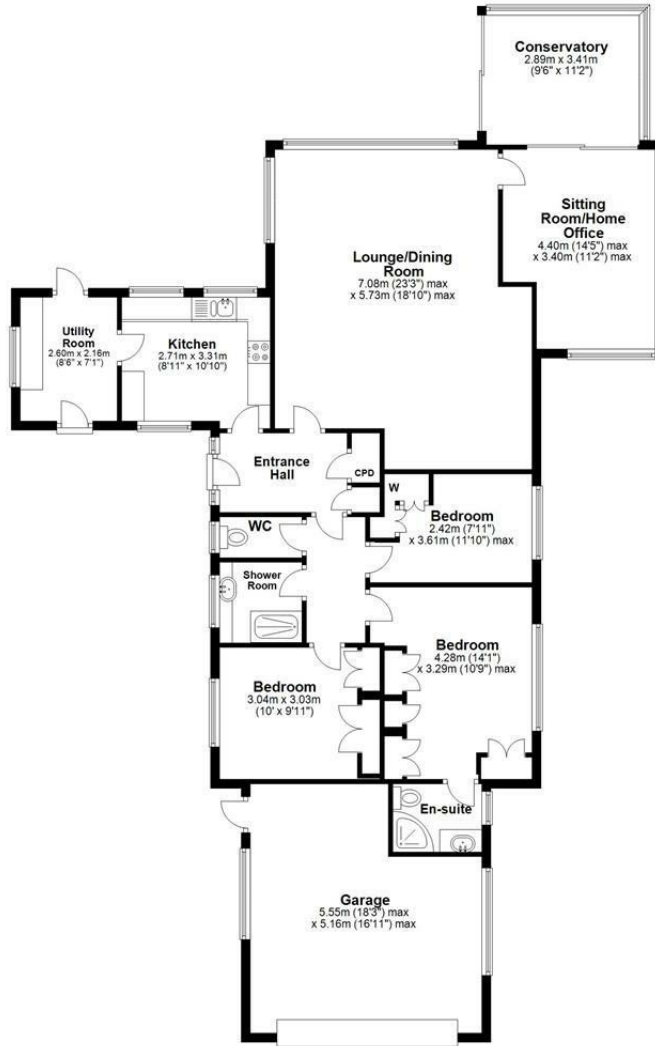
MONEY LAUNDERING

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

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. MA.5650/18.4.24

Ground Floor
Approx. 157.0 sq. metres (1690.0 sq. feet)



Total area: approx. 157.0 sq. metres (1690.0 sq. feet)

Kristine Prince
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

