



8 Burnt Oaks Close
Mansfield Woodhouse, Nottinghamshire NG19 9BY
£250,000

- A DETACHED, THREE BEDROOMED BUNGALOW WHICH IS WELL- PRESENTED THROUGHOUT.
- COMBINATION BOILER, UPVC DOUBLE GLAZING, SOLAR PANELS AND INTERNAL OAK DOORS THROUGHOUT.
- CONSERVATORY TO THE REAR, PART BRICK BUILT AND RECENT TIMBER FRAMED EXTENSION (INSULATED).
- THE SECOND BEDROOM LEADS INTO THE CONSERVATORY, IDEAL FOR THOSE WHO HAVE A RELATIVE 'LIVING IN'.
- PLENTY OF OUTSIDE STORAGE SPACE – BRICK STORE, UTILITY ROOM, SUMMER HOUSE AND GARDEN SHED.
- VIEWING IS RECOMMENDED, AS WE FEEL IT IS LARGER THAN IT APPEARS FROM THE FRONT ASPECT.
- LOUNGE AND KITCHEN, RECENTLY REFITTED, AND INCLUDING BUILT IN OVEN, HOB AND LARDER UNITS.
- MAIN BEDROOM WITH FITTED DOUBLE AND SINGLE WARDROBES AND CENTRAL BED RECESS WITH TOP CUPBOARDS.
- BEDROOM THREE/DINING ROOM AND FULLY TILED WET ROOM (SHOWER AREA, WASH HAND BASIN AND WC).
- DRIVEWAY AND CARPORT, PLUS LOW MAINTENANCE GARDENS TO FRONT AND REAR WITH ARTIFICIAL LAWN.

VIEWING:

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

DIRECTIONS:

Leave Mansfield on the A60 Woodhouse Road, which then becomes Leeming Lane South and North. Turn right at the traffic lights onto New Mill Lane and then right onto Burnt Oaks Close. Follow the cul-de-sac round to the left and the bungalow is on the right-hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door and side panel. Radiator. Access to the loft space.



KITCHEN

10' x 9'8 (3.05m x 2.95m)

Only recently re-fitted and including a range of base and eye level units, work surfaces and contemporary sink unit and single drainer. Integrated, Bosch double electric oven and grill, separate induction hob and extractor fan. The fitments also include three, full length larder cupboards and carousel unit. UPVC double glazed front and side aspect. Radiator. Wall unit, housing the consumer unit and electric meter.



LOUNGE

16' x 10'4 (4.88m x 3.15m)

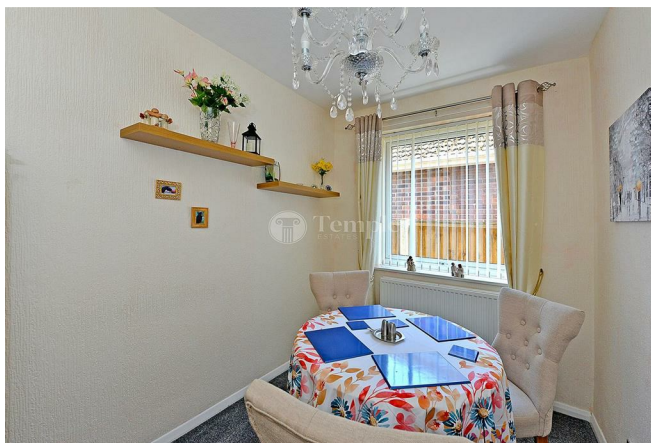
Ornamental fireplace having marble hearth and insert. UPVC double glazed front aspect. Radiator.



BEDROOM THREE/DINING ROOM

10'5 x 6'8 (3.18m x 2.03m)

Radiator. UPVC double glazed side aspect.



WET ROOM/SHOWER ROOM

Tiled shower area, wash hand basin and WC, both within vanity unit. Full tiling to the walls, UPVC obscure glaze and chrome radiator.



BEDROOM ONE

13' x 10'5 (3.96m x 3.18m)

Fitted double wardrobes and then, single wardrobes either side of the bed recess and bedside cabinets and overhead fitments.



BEDROOM TWO

10'1 x 9'1 (3.07m x 2.77m)

Radiator. This bedroom opens directly into the conservatory and would be ideal for a dependent relative, with a recent extension to the conservatory making it large enough to accommodate a sitting area.



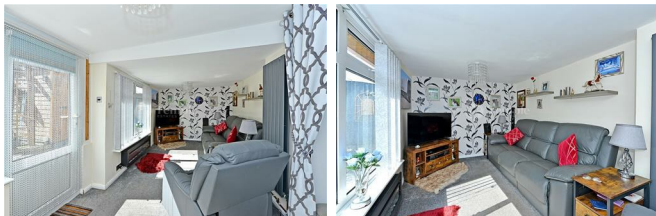
EN SUITE

Comprising, shower cubicle, counter-top basin and WC. Chrome radiator.



CONSERVATORY

Having two constituent parts – the original brick and UPVC build and a more recent timber framed element, but with both the walls and roof being insulated. Upright radiator.



CONSERVATORY



OUTSIDE

There is an enclosed garden to the front which has artificial lawn and shrub borders. The

driveway, approached via double wrought iron gates, leads to the carport. At the far end of the car port is a store room. Then, to the side of the bungalow, there is access to a utility room. This has UPVC door and window, fitted work top and light and power is connected.

The rear garden is south-west facing and has artificial lawn. It includes a timber summer house and timber shed.



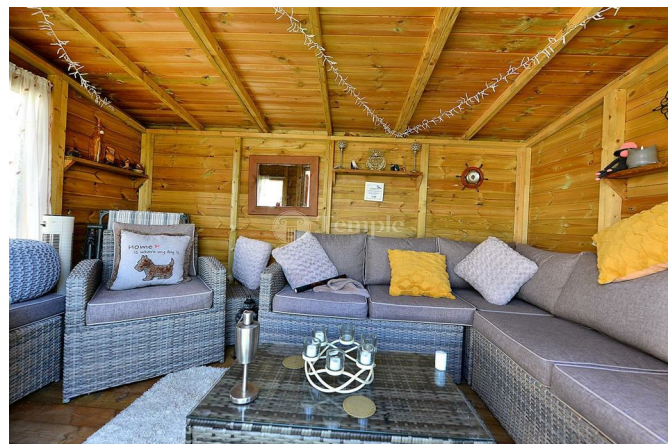
OUTSIDE



UTILITY



SUMMER HOUSE/SHED



The property is in council tax band B (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

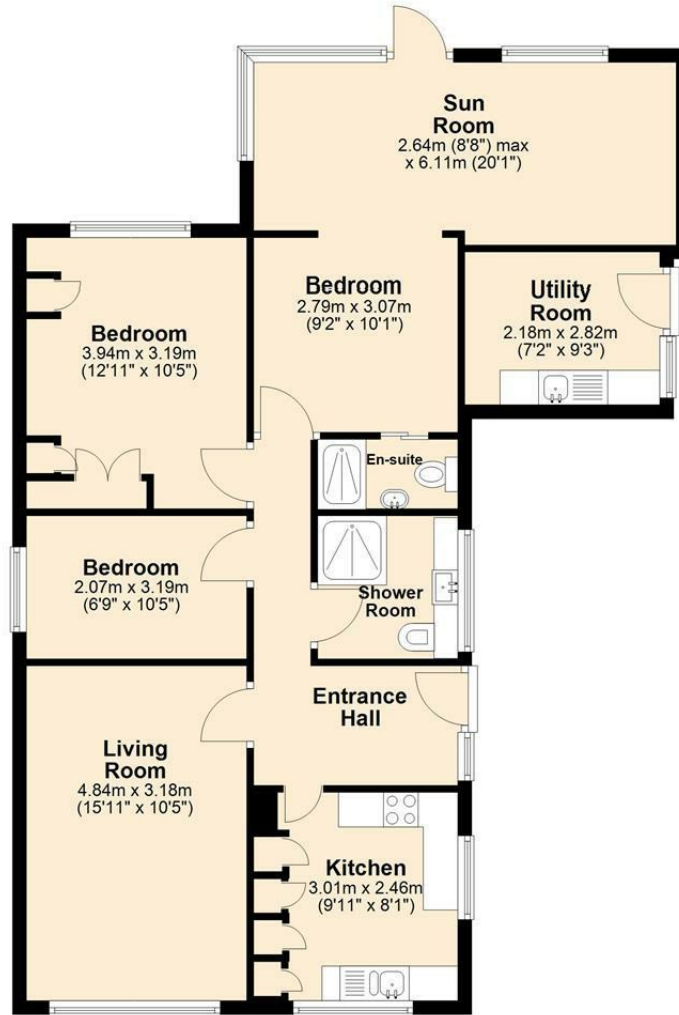
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA5777/16.4.25

Ground Floor

Approx. 91.5 sq. metres (985.3 sq. feet)



Total area: approx. 91.5 sq. metres (985.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		84	89
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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