



**The Cypress Rock Valley, Mansfield NG18 2HA**



welcome to

## The Cypress Rock Valley, Mansfield

- GATED NEW BUILD DEVELOPMENT OF BUNGALOWS, MAISONNETTES & APARTMENTS
- TWO BED DETACHED BUNGALOW
- FORMER METAL BOX FACTORY
- ZONED UNDERFLOOR HEATING
- MARKETING SUITE NOW OPEN FRIDAYS & SATURDAYS

Tenure: Freehold EPC Rating: Exempt

# £250,000

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**Property Ref:**

KBY108871 - 0002

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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.

### Entrane Hall

Front door entrance with spacious entrance hallway, storage, bedrooms & bathroom leading off opening to the open plan living / dining area & kitchen.

### Kitchen/Diner

12' 5" x 12' 1" ( 3.78m x 3.68m )  
Open Fully fitted modern kitchen with integrated appliances including oven with hob and extractor, microwave, fridge, freezer, dishwasher and washer dryer.  
Granite worktops with under mounted stainless steel sink.  
Recessed low energy lighting & Zoned underfloor heating.  
Bi-fold doors leading to the rear garden.

### Living Room

14' 7" x 12' 8" ( 4.45m x 3.86m )  
Recessed low energy lighting & Zoned underfloor heating.

### Bedroom One

12' 6" x 10' 5" ( 3.81m x 3.17m )  
Fitted wardrobes with Zoned underfloor heating & recessed low energy lighting.  
Window to rear aspect.  
Door leading to hallway.

### Bedroom Two

10' 5" x 9' 3" ( 3.17m x 2.82m )  
Zoned underfloor heating & recessed

low energy lighting.  
Window to front aspect.

### Bathroom

Modern bathroom with porcelain floor and wall tiles. Heated towel rail, vanity unit with basin and LED mirror with lighting to the bathroom.

### Outside

A fully gated development with lighting and private intercom access.  
Block paved driveway with landscaped areas, EV Car Charging Point & solar panels.  
Rear Garden with turf & patio, fully fenced & side gate access.

### Front Garden

Fully landscaped gardens.

### Rear Garden

Fully landscaped rear gardens with lawn, trees and hedges plus paved patio and paths.



william h brown



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