



**The Cypress Valley Lane, Mansfield NG18 2HT**

**welcome to**

## **The Cypress Valley Lane, Mansfield**

PLOT 6 - THE CYPRESS

Semi Detached 2 Bedroom Bungalow with Garage & Front & Rear Gardens

MARKETING SUITE & SHOW HOMES OPEN FRIDAY, SATURDAY & SUNDAY 10AM - 5PM

A MUST SEE DEVELOPMENT TO APPRECIATE THE LOCATION & AVAILABLE PROPERTIES

### **Entrance Hall**

Front door entrance with spacious entrance hallway.  
Storage cupboard & doors leading off to both bedrooms, Shower room & Open Plan Kitchen, Dining & Lounge

### **Kitchen, Dining Area**

12' 1" x 12' 5" ( 3.68m x 3.78m )  
Open Fully fitted modern kitchen with integrated appliances including oven with hob and extractor, microwave, fridge, freezer, dishwasher, washer dryer and under mounted stainless steel sink.  
Recessed low energy lighting & Zoned underfloor heating.  
Bay Window to the front aspect

### **Living Room Area**

14' 7" x 12' 8" ( 4.45m x 3.86m )  
Bifold doors to the South West Facing Garden  
TV Point & Sockets  
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.

### **Bedroom Two**

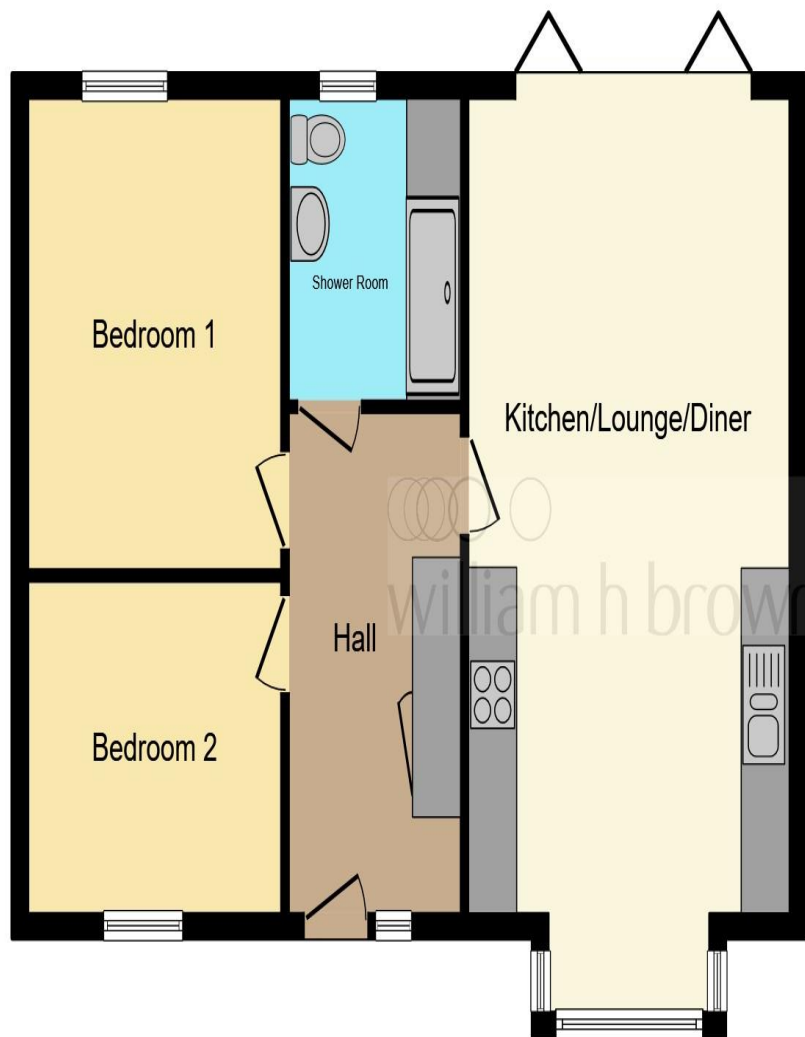
9' 3" x 10' 5" ( 2.82m x 3.17m )  
Zoned underfloor heating & recessed low energy lighting.  
Window to front aspect.

### **Shower Room**

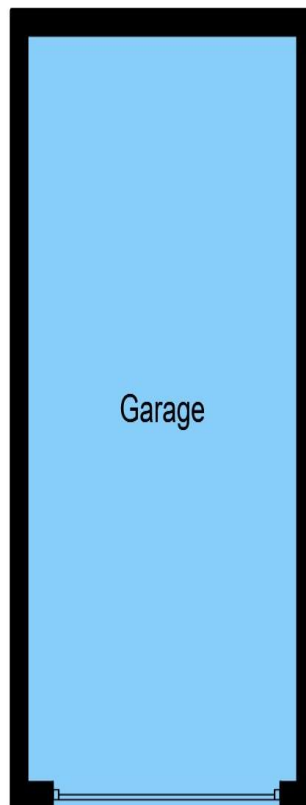
Modern bathroom with porcelain floor and wall tiles.  
Double Shower, Fitted Vanity Unit with Basin, W.C,  
Heated towel rail and LED mirror with lighting to the bathroom.

### **Exterior**

A fully gated development with lighting and private intercom access.  
Driveway with landscaped areas & EV Car Charging Point.  
Exterior Lighting to front & Rear  
External Tap  
Rear Garden with turf & patio, fully fenced & side gate access.



**Floor Plan**



**Garage**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**

## **The Cypress Valley Lane, Mansfield**

- PLOT 6 - THE CYPRESS (SHOWHOME)
- 2 BED SEMI DETACHED BUNGALOW WITH GARAGE & GARDENS
- OPEN PLAN KITCHEN, DINING, LIVING ROOM WITH BAY WINDOW TO THE FRONT & BIFOLD DOORS TO THE REAR GARDEN
- FULLY FITTED KITCHEN WITH EYE LEVEL OVEN & MICROWAVE, HOB, FRIDGE, FREEZER, DISHWASHER & WASHER DRYER
- MASTER BEDROOM WITH FITTED WARDROBE

Tenure: Freehold EPC Rating: Exempt

# £295,000



**view this property online** [williamhbrown.co.uk/Property/KBY109410](http://williamhbrown.co.uk/Property/KBY109410)



Property Ref:  
KBY109410 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



**william h brown**



**0115 938 5062**



[kimberley@williamhbrown.co.uk](mailto:kimberley@williamhbrown.co.uk)



39 Main Street, Kimberley, NOTTINGHAM,  
Nottinghamshire, NG16 2NG



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**