

PINEWOOD



Romsey Place, Mansfield, Nottinghamshire NG19 6UD

 3  2  2  EPC C

Offers Around £310,000



DETACHED PRIVACY... Proudly presenting this exceptional three bedroom detached dormer bungalow which has been finished to an excellent standard and is a credit to the owner. This home offers the wow factor with its spacious layout and abundance of space, modern features with a contemporary twist.

Upon entry you will immediately get a sense of quality with the magnificent luxury vinyl flooring which is featured through this home. Having one of the finest extended bathrooms we have seen, a spacious open plan kitchen and dining area, a spacious lounge with Bi-fold doors, a multi use ground floor snug / bedroom.

The first floor has a spacious landing with fitted wardrobes, the master bedroom having fitted wardrobes and ensuite shower room, bedroom two is spacious and like the Master, has uPVC and a Velux window.

Outside has many features that include 2 x driveways, a detached garage, a sauna, a gazebo and artificial lawns.

Viewing is highly recommended to fully appreciate the attributes of this lovely home.

- Three Bedroom Detached Dorma Bungalow
- Spacious Lounge with Bi-fold doors
- Spacious Landing with Window
- Fitted Wardrobes
- Two Driveways & Detached Garage
- Modern Fitted Kitchen with Appliances
- Stunning Extended Bathroom
- Master with Ensuite
- Luxury Flooring
- Council Tax Band C - Tenure Freehold

Entrance Hall

A spacious entrance hall with luxury flooring, a central heating radiator, storage under the stairs and a glazed solid wood door leading to:

Lounge

With a bright neutral decor, luxury flooring, feature fireplace and Bi-fold doors.

Kitchen

A modern fitted kitchen with luxury flooring, high gloss door and drawer fronts, a butcher block style worktop with a modern & traditional style ceramic sink, integrated electric hob, oven and microwave, under counter washing machine, fridge and freezer.

Dining Room

Off the kitchen and is currently used as a home office, with luxury flooring, uPVC window and French style doors opening to the rear garden.

Bathroom

A bespoke extended family bathroom with walk in shower, separate Jacuzzi bath, contemporary sink with vanity, tiled from floor to ceiling with feature wall.

Porch / Mud Room

Off the kitchen with brick base and uPVC frame and a uPVC door.

Master Bedroom

A spacious bedroom with 2 uPVC windows and a Velux, a feature wall, luxury flooring, this room has the benefit of fitted wardrobes and an Ensuite bathroom.

Bedroom Two

A good size bedroom with a fitted carpet, a feature wall, a uPVC window, a Velux window and a central heating radiator.

Bedroom Three / Snug

Currently set up as a snug, with 2 x uPVC windows with fitted blinds and a central heating radiator.

Ensuite

With a suspended wash basin with under storage unit, tiled splash backs and acrylic, luxury flooring, a shower cubicle and a central heating radiator.

Landing

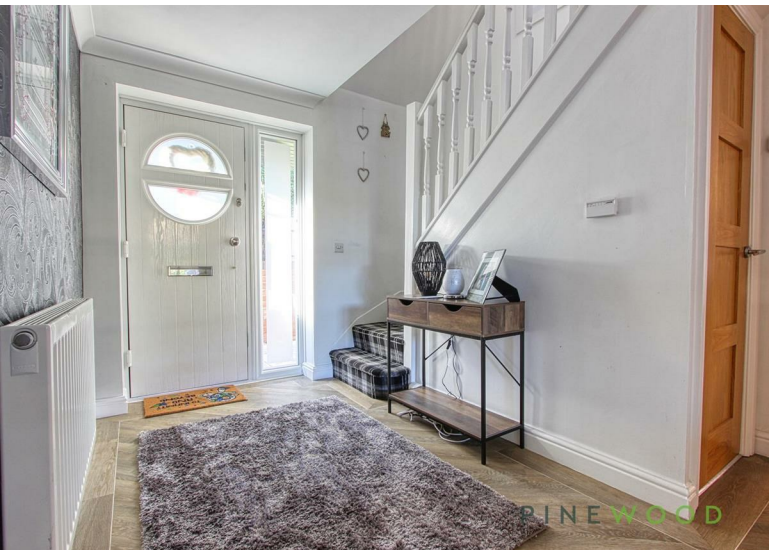
With the benefit of fitted wardrobes, fitted carpet and a uPVC window.

Outside

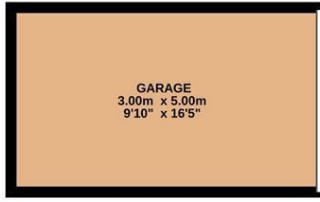
There are many features outside, to the front is an artificial lawn, with multiple shrubs to create a level of privacy and increased curb appeal. There are two driveways, one to each side of the home, with a detached brick built garage that has an electric garage door, and to the opposite side has further off road parking and an entrance gate to the sauna area. The rear garden is enclosed and has artificial lawn and a large wooden gazebo with outdoor heater.

Other

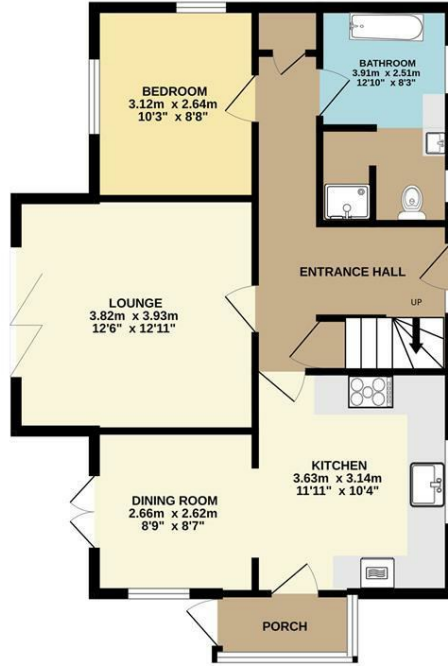
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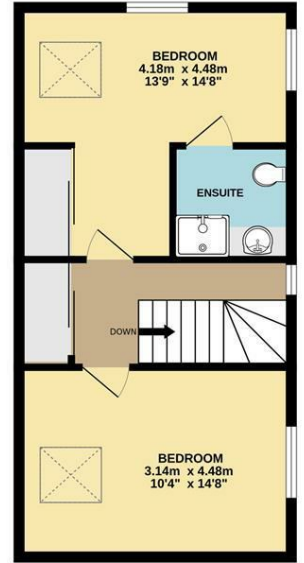
OUTSIDE
15.1 sq.m. (162 sq.ft.) approx.



GROUND FLOOR
62.9 sq.m. (677 sq.ft.) approx.



1ST FLOOR
46.0 sq.m. (495 sq.ft.) approx.



TOTAL FLOOR AREA : 117.9 sq.m. (1269 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		74	
(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			
(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	

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GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

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MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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 will be no delay in agreeing the sale.

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