

PINEWOOD



Woodhall Gardens, Mansfield, Notts NG18 2EA

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Offers In The Region Of
£425,000



LOOK NO FURTHER ... than this generously proportioned three bedroom detached bungalow nestled in Woodhall Gardens, Mansfield. This delightful property is situated on a large corner plot at the end of a quiet cul de sac. It offers a peaceful and private setting, perfect for those seeking a tranquil retreat.

One of the standout features of this property is the high standard to which it has been renovated. The modern upgrades and attention to detail throughout the home ensure a stylish and contemporary living space.

The property offers a modern kitchen diner with high gloss wall and base units and integrated appliances. There is a good size dining area with patio doors leading out to a decked seating area. Off the kitchen is a utility area with space and plumbing for a washing machine and separate dryer. This area also benefits from a useful and convenient shower room with WC.

There is a generous lounge with feature fireplace and multi fuel burner with a bay window overlooking the fabulous garden and also a patio door leading out to a patio seating area. The property offers three bedrooms, two large doubles and a single. The master bedroom which opens out to the rear garden benefits from a modern ensuite shower room with a walk in shower. The property also has a family bathroom which offers a rainfall shower over bath, sink and WC.

Outside there is parking available for up to four vehicles on the driveway plus a double garage meaning you will never have to worry about finding space for your cars or guests' vehicles.

The extensive rear garden offers something for everyone. There is a large summerhouse with a bar area, which is currently used as a games room and home office. There is also a roofed pergola and also a sauna. The garden offers several raised seating areas and is laid to lawn with mature raised beds. For those looking for their own allotment, look no further than the 'secret garden' which is perfect for those who are green fingered.

VIDEO TOUR AVAILABLE

- **THREE BEDROOM DETACHED BUNGALOW**
- **LARGE CORNER PLOT ON A QUIET CUL DE SAC**
- **MODERN KITCHEN WITH INTEGRATED APPLIANCES**
- **SUMMERHOUSE WITH HEATERS, POWER & WATER**
- **FAMILY BATHROOM, ENSUITE & UTILITY ROOM WITH SHOWER**
- **FULLY RENOVATED TO AN EXCELLENT STANDARD THROUGHOUT**
- **DRIVEWAY FOR FOUR CARS & DOUBLE GARAGE**
- **LARGE SOUTH FACING GARDEN WITH SUMMERHOUSE, SHED & ROOFED PERGOLA**
- **uPVC DOUBLE GLAZING, AIR SOURCED HEAT PUMP**
- **FREEHOLD - COUNCIL TAX BAND-D**

ENTRANCE HALLWAY

Entering through a composite front door into the hallway area, which gives access to the main accommodation of the property. With bamboo wood flooring, solid wood doors and feature decor with dado rail.

KITCHEN DINER

21'4" x 17'11" narrowing to 10'6" x 11'6" (6.51 x 5.47 narrowing to 3.21 x 3.53)

An modern generous open plan Kitchen Diner with patio doors leading out from the dining area to a decking area and rear garden. There are fitted high gloss wall and base units with soft close drawers and quartz worktop along with a separate island. A sink with chrome mixer tap featuring a boiler water filter feature, an integrated Siemens oven and microwave, induction hob and extractor, fridge freezer, dishwasher, coffee machine and wine fridge. With painted decor and feature tiled walls in the kitchen area, bamboo wood flooring, two uPVC double glazed windows and vertical wall mounted radiator.

UTILITY AREA

5'11" x 5'6" (1.82 x 1.69)

Located off the kitchen is a utility area offering a small utility room with wall mounted units and a worktop area. There is under counter space for a washing machine, separate drier and also a fridge or freezer. With painted decor, tiled flooring and a rear facing uPVC double glazed window. The general utility corridor has exposed brick decor, laminate flooring and a side facing uPVC double glazed door leading out to a raised decking area. Access is obtained to the shower room and also the integrated double garage.

SHOWER ROOM

9'0" x 2'7" (2.76 x 0.81)

A practical shower room with a walk in cubicle and electric shower, a low flush WC and wall mounted ceramic sink over a wood effect vanity unit. Tiling to the shower, sink and WC area with the rest painted decor. Tiled flooring and a wall mounted heated towel rail.

LOUNGE

14'11" x 21'4" (4.56 x 6.52)

A generous rear facing lounge with a large uPVC bay window and uPVC patio doors leading out to a raised patio area. There is a feature fireplace with a multi fuel burner. With painted decor, bamboo wood flooring and two vertical wall mounted radiators.

BEDROOM ONE

14'3" x 13'0" (4.35 x 3.98)

A good sized double master bedroom with built in fitted wardrobes. With painted decor and a feature papered wall, carpet, radiator, a rear facing uPVC double glazed window and a uPVC door leading out to the rear garden.

ENSUITE

5'6" x 11'1" (1.69 x 3.38)

Located off the master bedroom is a modern ens suite shower room. There is a walk in shower cubicle with a rainfall shower, wall mounted ceramic sink and low flush WC. Fully tiled with dual aspect uPVC double glazed windows and a vertical wall mounted radiator.

BEDROOM TWO

10'5" x 13'10" (max) 10'5" (min) (3.18 x 4.24 (max) 3.19 (min))

A good size front facing double bedroom with recess offering space for wardrobes and a dressing table. With painted decor and a feature papered wall, carpet, a uPVC double glazed window and a central heating radiator.

BEDROOM THREE

11'4" x 6'3" (3.47 x 1.92)

A front facing single bedroom with painted decor, carpet, a uPVC double glazed window and a vertical wall mounted radiator.

BATHROOM

6'3" x 9'3" (1.91 x 2.84)

A rear facing family bathroom benefiting from a modern white suite with a rainfall shower over bath, ceramic sink set in a high gloss vanity unit and a low flush WC. Tiling to all walls with feature border and a minimal amount of painted decor. tiled flooring, a uPVC double glazed window with obscured glass and a wall mounted heated towel rail.

SUMMERHOUSE

25'4" x 12'10" (7.73 x 3.92)

The separate summerhouse currently functions as a games room with bar area and a home office. The building benefits from storage heaters, power and water. The bar area has wall units and also a sink. There are two sets of patio doors, painted decor, wood effect laminate flooring and inset spotlights.



GROUND FLOOR
162.5 sq.m. (1749 sq.ft.) approx.



TOTAL FLOOR AREA - 162.5 sq.m. (1749 sq.ft.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs 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 correct names and addresses of rooms have not been listed and no guarantee is given for their quantity or situation, save for green. Made with Metaphor CC04

GARAGE

14'7" x 20'0" (4.45 x 6.11)

An integral double garage with an electric up and over garage door. The garage can also be accessed from within the property via an internal door. There are three wooden framed windows, lighting and power.

OUTSIDE

To the front of the property is a good size block paved driveway with parking for at least 4 cars.

To the rear of the property is a generous fully enclosed corner garden with a summer house, roofed pergola and shed. The roofed pergola (4.77 x 2.72) benefits from lighting and power.

There are three raised seating areas, which can be accessed via the garden and also from within the property. A raised patio/seating area can be accessed via patio doors from the lounge. There are two further raised decked seating areas, which can be accessed from the kitchen diner and also via the utility room. The garden benefits from lawn and mature raised beds and borders. There is a 'secret garden' located behind the garage, which is currently used as an allotment with a greenhouse and shed.

GENERAL INFORMATION

Tenure: FREEHOLD

Council Tax Band-D

Air Sourced Heat Pump and multi fuel burner

uPVC Double Glazed windows

Full rewire in 2017

Solar panels

EPC-C

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



DISCLAIMER

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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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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		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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