



11 Thornbury Drive, Mansfield NG19 6NB

£185,000

Extended at the rear to create generous living accommodation, this bungalow will be of immediate interest to those contemplating retirement seeking a home with plenty of living space with the advantages of single storey living in a great location.

- POTENTIAL FOR INTERNAL REPLANNING TO ADD VALUE
- FRONT SITTING ROOM PLUS LARGE LIVING ROOM
- KITCHEN WITH OVEN AND HOB
- REFURBISHED SHOWER ROOM
- MANAGEABLE GARDENS
- NOW VACANT

DESCRIPTION AND SITUATION

The sale of this bungalow will appeal to the buyer looking for a home that provides larger than average living accommodation complemented by one double and one single bedroom with the advantages of single storey living.

The property has been extended to the rear and this creates a very well proportioned lounge. There is a sitting room at the front of the property which could be adapted for use as a bedroom if needed.

The kitchen is practically laid out and the shower room has been refurbished to include a large, walk-in shower cubicle. There are relatively small, easy to maintain gardens at the rear plus ample off street parking in the forecourt in addition to the integral garage.

The property forms part of a popular development that gains good, vehicular access into both Mansfield and Sutton in Ashfield with all of their facilities.

The property is now vacant. As such, early possession is readily available since there will be no "chain" forming above. We have no hesitation in recommending an early inspection.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

ENTRANCE HALL

With central heating radiator and hatch to the roof space.

FRONT LIVING ROOM 15'5" x 10'9" (4.71m x 3.28m)

Living flame gas fire set within a decorative surround. Double glazed windows to two elevations. Central heating radiator and coving to the ceiling.



KITCHEN 12'1" x 7'9" (3.69m x 2.38m)

Equipped with beech fronted base and wall mounted storage cupboards including a stainless steel twin bowl sink unit, four ring gas hob/oven, plumbing for washer, space for fridge and freezer. Breakfast bar. Ceramic floor tiling. Double glazed windows to two elevations plus central heating radiator.



EXTENDED LOUNGE 9'10" x 21'8" (3.0m x 6.62m)

A well proportioned living room with gas fire set within a decorative surround, double glazed window, double glazed UPVC patio door giving access to the rear gardens and two central heating radiators.

**BEDROOM 9'2" x 12'2" (2.81m x 3.72m)**

With a range of fitted wardrobes and bedside furniture. Double glazed window and central heating radiator.

**BEDROOM 7'2" x 7'10" (2.2m x 2.41m)**

Double glazed window and central heating radiator.



SHOWER ROOM 8'0" x 8'6" (2.44m x 2.6m)

Refurbished and featuring a large, walk-in shower cubicle with plumbed in shower, wash hand basin, full height tiling/shower boarding to the walls. Central heating radiator. Two large in-built storage cupboards.

**SEPARATE WC 5'5" x 4'7" (1.66m x 1.42m)**

Equipped with low level WC, double glazed window and central heating radiator.

OUTSIDE

To the front of the property a driveway provides ample off street parking and gives access to an integral garage with up and over door incorporating the gas boiler. There is gated access to the right hand side of the bungalow leading to the rear gardens which are relatively small and comprise a paved patio plus lawn. There are two useful sheds. The rear gardens enjoy a good degree of natural privacy and are surrounded by fencing.



ADDITIONAL OUTSIDE PHOTOGRAPHS**TENURE**

Freehold with Vacant Possession upon completion.

VIEWING

Arranged with pleasure via the sole selling agents.

SERVICES

All mains services are available and connected. Drainage is to the main sewer.

COUNCIL TAX

The Local Authority is Mansfield District Council. The property is listed within Band C for Council Tax purposes.

Thornbury Drive, Mansfield



DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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			
		66	81
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	