



Pinewood Drive  
Mansfield





### Property Description

Sitting in the desirable area of Berry Hill, this stunning three-bedroom bungalow provides amazing living accommodation with a modern fitted kitchen and bathroom along with the added benefit of ample driveway parking and a double garage.

This exceptional property comprises of; entrance hall, lounge, kitchen, modern bathroom, two good sized bedrooms and a single bedroom come snug. Externally you will find ample driveway parking with a detached double garage and a beautifully landscaped rear garden.

In order to arrange a viewing please contact the Burchell Edwards, Mansfield office now to arrange a viewing and avoid the disappointment of missing out!

### Entrance Hall / Dining Area

UPVC double glazed window and composite door to the side elevation, storage cupboard with consumer unit, fitted carpet flooring and radiator. The entrance hall then openly leads to the dining area with loft access, UPVC double glazed window to the side elevation, boiler cupboard and radiator.

### Lounge

16' 10" x 11' 8" ( 5.13m x 3.56m )  
UPVC double glazed window to the front and side elevation, fitted carpet flooring and radiator.

### Kitchen

12' 3" x 9' 6" ( 3.73m x 2.90m )  
UPVC double glazed window and door to the side elevation, offering a fully fitted kitchen with a range of matching wall and base units, work surfaces over with inset stainless-steel sink and drainer with mixer tap, a range of integrated appliances including electric oven and hob with cook-hood over, space for a washing machine, fitted vinyl flooring and wall radiator.

### Bedroom One

9' 11" x 12' 4" ( 3.02m x 3.76m )

UPVC double glazed window to the front elevation, fitted carpet flooring and radiator.

### Bedroom Two

9' 9" x 11' 9" ( 2.97m x 3.58m )

UPVC double glazed window to the rear elevation, fitted carpet flooring and radiator.

### Bedroom Three / Snug

.8' 2" x 9' 11" ( 2.49m x 3.02m )

UPVC double glazed French doors to the rear elevation, fitted carpet flooring and radiator.

### Bathroom

UPVC double glazed opaque window to the side elevation, offering a modern fitted bathroom with panelled L shaped shower bath with mixer tap and mains rainfall shower over, wash hand basin vanity unit with mixer tap, low level WC, fitted vinyl flooring, partly tiled walls and splashbacks and towel radiator.

### External

With a driveway to the front providing ample off-road parking which leads to the double garage and a laid to lawn area. The rear garden offer a laid to lawn area and patio seating area with steps leading up to the lawn with fence boundary.

### Garage

Double garage with up and over electric door to the front elevation, UPVC double glazed window to the rear elevation and door to the side along with fitted electrics and lighting.

### Agent Note

The property currently has a sitting tenant on a three-month tenancy.









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)

To view this property please contact Burchell Edwards on

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Council Tax Band D

Tenure: Freehold

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