



Rutherford Avenue
Mansfield



Rutherford Avenue Mansfield NG18 4EU

for sale offers over
£280,000



Property Description

Located on the ever-popular Rutherford Avenue in Mansfield, this delightful three-bedroom detached bungalow offers spacious living in a peaceful residential setting.

Internally, the property features a generous open-plan lounge and dining room, perfect for both relaxing and entertaining, alongside a well-equipped kitchen, a convenient WC, and a bright conservatory that invites natural light and garden views. The accommodation continues with three comfortable bedrooms and a family bathroom, with fitted wardrobes adding practical storage solutions.

Externally, the front of the property benefits from a concrete driveway providing off-road parking for up to three vehicles, complemented by a neatly maintained lawn with decorative shrubs and plants. The rear garden is a private and tranquil retreat, boasting a well-kept lawn, a slabbed patio ideal for outdoor dining, a charming pergola, and mature trees and shrubs, all enclosed by secure fencing and a lockable gate.

With the added advantage of fitted wardrobes, a detached garage and being offered with no onward chain, this property combines comfort, convenience, and curb appeal in one attractive package.

Entrance Hall

Entry via wooden front door leading into entrance hall comprising of three useful storage cupboards, one of which housing the boiler and finished with carpeted flooring.

Cloakroom / W.C

The cloakroom comprises of ceramic toilet, double glazed opaque window on to side, and tiled floors and walls to finish.

Lounge

17' 2" + door recess x 11' 3" (5.23m + door recess x 3.43m)

A spacious, open-plan lounge, leading onto the dining room offers wall mounted radiator, UPVC double glazed sliding doors onto to rear conservatory, electric fire with surround and finished with laminate flooring.

Dining Room

7' 10" x 10' 10" (2.39m x 3.30m)

The dining room is open plan onto the lounge and consists of double glazed window to rear, wall mounted radiator and carpeted floor to finish.

Kitchen

14' 8" x 10' 5" (4.47m x 3.17m)

A spacious kitchen with space for dining, benefits from double glazed window to side, wall mounted radiator, matching wall, and base mounted units, inset stainless steel sink and drainer, integral electric oven and hob with cooker hood, wooden door to rear and side porch and all finished with spotlights, and tiled splashback and floor.

Side Porch

Located off the kitchen offering access to the rear the porch comprises of UPVC door to side and tiled floor to finish.

Conservatory

9' 11" x 9' 5" (3.02m x 2.87m)

The conservatory is made up of a brick base build with double glazed windows to side and rear, UPVC double glazed doors, two wall mounted radiators and laminate floor to finish.

Bedroom One

9' 10" x 12' 6" (3.00m x 3.81m)

Bedroom one is a double room with wall mounted radiator, fitted wardrobes with additional storage, double glazed window to front and carpeted floors to finish.

Bedroom Two

9' 10" into recess x 9' 5" into recess (3.00m into recess x 2.87m into recess)

Bedroom two comprises of wall mounted radiator, fitted wardrobes, double glazed window to front and carpeted floors to finish.

Bedroom Three

9' 10" x 6' 7" (3.00m x 2.01m)

Bedroom three consists of wall mounted radiator, storage cupboard, wall mounted units, double glazed window to side and tiled floors to finish.

Bathroom

The family bathroom offers bathroom suite which consists of bath with jets and shower over, wash hand basin, spotlights, wall mounted towel radiator, double glazed opaque window to side, tiled splashback and vinyl floor to finish.

Garage

20' 11" x 10' 9" (6.38m x 3.28m)

The garage benefits from electric up and over door with electrics, and single glazed UPVC window and door to rear,

Externals

The front elevation of the property benefits from concrete drive offering parking for up to three vehicles, and a lawned area with shrubs and plants for decoration.

The rear garden is private and well maintained with laid to lawn area, slabbed patio and pergola, trees, and shrubs, all finished and enclosed with fenced boundary and secure lockable gate.









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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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