



**6 Bransdale Heights, Forest Town, Mansfield,
Nottinghamshire, NG19 0RU**

£425,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Superb Modern Detached Bungalow
- Spacious Accommodation: 1417 Sq Ft
- Open Plan Kitchen/Diner & Utility
- South Facing Landscaped Rear Garden
- Attached 1 1/2 Garage
- Immaculate Condition Throughout
- 4 Bedrooms, En Suite & Bathroom
- Separate Lounge
- Block Paved Driveway
- Private Cul-De-Sac of Only 6 Bungalows

A superb four bedroom detached bungalow built in 2019 by a local house builder to an exceptional high specification throughout, located on a small cul-de-sac development of only six detached bungalows known as Bransdale Heights off Bransdale Avenue.

The property is beautifully appointed and presented in immaculate condition throughout with quality fixtures and fittings and external landscaping to the front and rear to include a block paved driveway frontage and well maintained south facing rear garden bordering to Ravensdale Nature Reserve.

The property boasts a spacious layout of living accommodation extending to approximately 1417 sq ft comprising an L-shaped entrance hall, lounge with French doors and a kitchen/diner with quartz work tops, integrated appliances and French doors leading out onto the south facing rear garden. There is a good sized utility room, master bedroom with en suite, three further bedrooms and a bathroom comprising a bath and separate shower. The property benefits from gas underfloor heating throughout, UPVC double glazing, a CCTV system with four cameras and TV points to each room.

The property would suit a range of buyers who are looking for a quality, low maintenance single storey home and internal viewing is highly recommended.

OUTSIDE

The property occupies a fantastic position at the top of a small private cul-de-sac development of only six detached bungalows. There is a block paved driveway frontage providing off road parking adjacent to a 1 ½ attached garage equipped with power and light and a remote controlled electric up and over door. There is a large block paved area to the side of the property behind the garage leading round to the rear garden and with gated access to the front. To the rear of the property, there is a beautifully well maintained, south facing, landscaped garden backing onto Ravensdale Nature Reserve. There is an extensive block paved patio extending the full width of the property, a lawn and borders to three sides with colourful plants and shrubs.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

19'6" max x 15'9" (5.94m max x 4.80m)

A good sized L-shaped entrance hall, with good quality flooring, eight ceiling spotlights, built-in cloaks cupboard and loft hatch.

LOUNGE

16'6" x 12'7" (5.03m x 3.84m)

With six ceiling spotlights, good quality flooring, television point, large vaulted ceiling opening at the end of the room with a roof window, and French doors leading out onto the south facing rear garden.

OPEN PLAN KITCHEN/DINER

20'6" x 12'7" (6.25m x 3.84m)

A spacious open plan kitchen/diner, having modern high gloss white cabinets comprising wall cupboards, base units and drawers complemented by quartz work surfaces. Inset 1 1/2 bowl sink with mixer tap and drainer built into the worktop. There are a range of integrated appliances to include a Neff single oven, Neff four ring induction hob and stainless steel chimney extractor hood above. Integrated fridge/freezer. Seven ceiling spotlights, good quality flooring, underfloor heating, television point, large vaulted ceiling opening at the end of the room with a roof window, and French doors lead out onto the south facing rear garden.

UTILITY ROOM

8'11" x 7'5" (2.72m x 2.26m)

A really good sized utility room, having a range of modern high gloss white cabinets comprising wall and base units complemented by quartz work tops. Inset 1 1/2 bowl stainless steel sink with chrome swan neck mixer tap and contemporary herringbone tiled splashbacks. Plumbing for a washing machine and space for a tumble dryer. Good quality flooring, underfloor heating, four ceiling spotlights, double glazed window to the side elevation and composite side entrance door.

MASTER BEDROOM 1

14'4" x 11'8" (4.37m x 3.56m)

A spacious double bedroom, with underfloor heating, television point, four ceiling spotlights and double glazed window to the rear elevation.

EN SUITE

9'7" x 3'9" (2.92m x 1.14m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle with rainfall shower plus additional shower attachment. Pedestal wash hand basin with mixer tap. Low flush WC. Fully tiled walls, three ceiling spotlights, extractor fan, chrome heated towel rail and obscure double glazed window to the side elevation.

BEDROOM 2

12'4" x 11'11" (3.76m x 3.63m)

A second double bedroom with underfloor heating, four ceiling spotlights, large vaulted ceiling opening at the end of the room with a roof window, and double glazed window to the rear elevation.

BEDROOM 3

13'4" x 10'4" (4.06m x 3.15m)

With underfloor heating, four ceiling spotlights and double glazed window to the front elevation.

BEDROOM 4

11'11" x 7'6" (3.63m x 2.29m)

With underfloor heating, three ceiling spotlights and double glazed window to the front elevation.

FAMILY BATHROOM

8'6" x 7'8" (2.59m x 2.34m)

Having a modern and contemporary four piece white suite with chrome fittings comprising a Mode bathtub with floor mounted mixer tap and additional pencil shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, underfloor heating, tiled walls, four ceiling spotlights, extractor fan, chrome heated towel rail, wall mounted storage cupboard with shelving and obscure double glazed window to the side elevation.

ATTACHED 1 1/2 GARAGE

17'5" x 13'8" (5.31m x 4.17m)

Equipped with power and light. Wall mounted gas central boiler, underfloor heating manifold, water tap, UPVC rear door and remote controlled electric up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









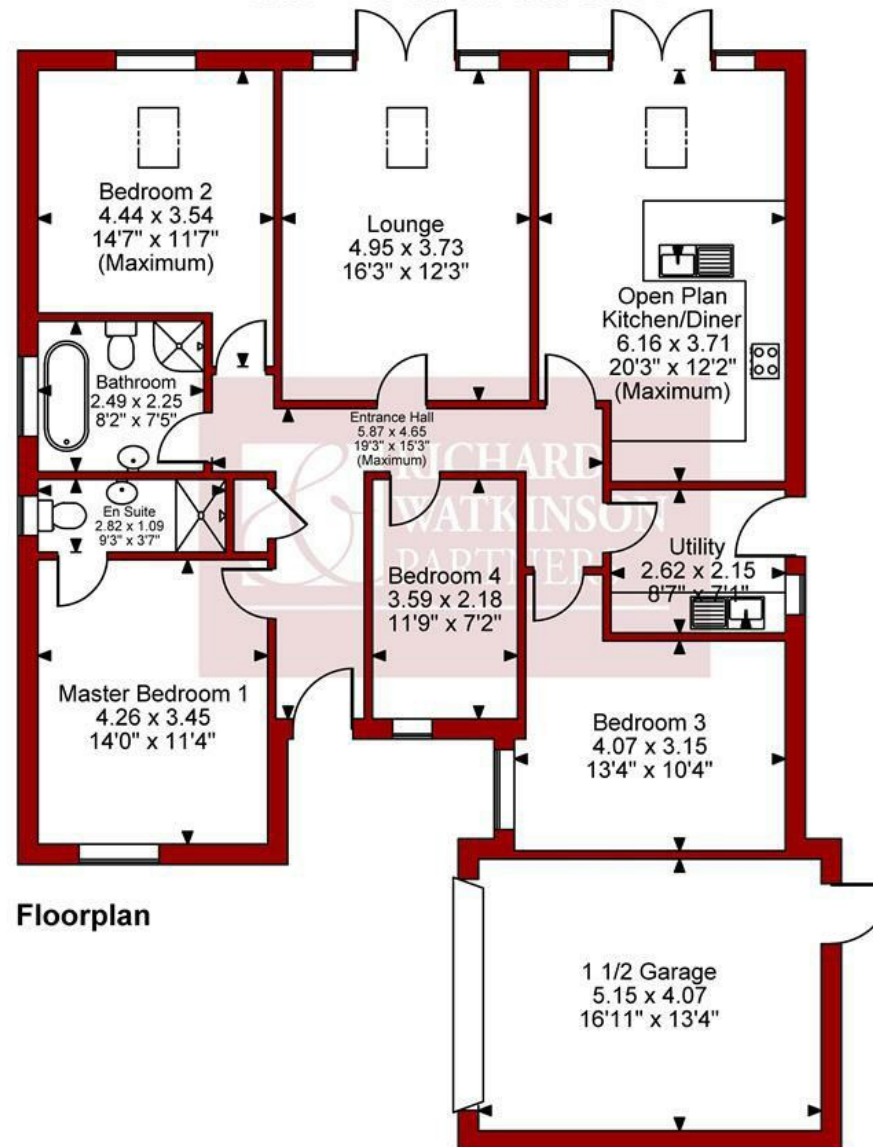








Bransdale Heights, Forest Town
Approximate Gross Internal Area
Bungalow = 124 SQ M / 1330 SQ FT
1 1/2 Garage = 21 SQ M / 226 SQ FT
Total = 145 SQ M / 1556 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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