



The Aspen Valley Lane, Mansfield NG18 2FP

welcome to

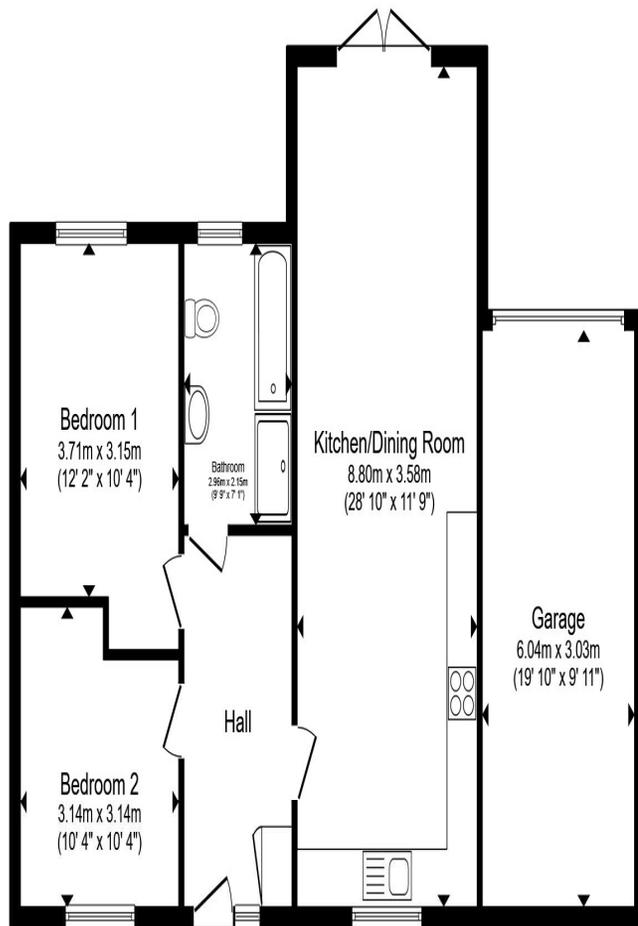
The Aspen Valley Lane, Mansfield

****OPEN DAY - Saturday 28th February****

THE ASPEN - A detached bungalow with driveway, garage & front & rear gardens. High specification throughout.

Marketing Suite & Show Homes open Friday, Saturday & Sunday 10am - 4pm. A must see development to appreciate the location and available properties.





Floor Plan

Total floor area 88.6 m² (954 sq.ft.) approx

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.propertybox.io



Entrance Hall

Front door entrance with spacious entrance hallway
Storage Cupboard & doors leading off to all Bedrooms, Bathroom & the Open Plan Kitchen, Dining, Living Area

Open Plan Living Dining Kitchen

Fully fitted modern kitchen with integrated appliances including oven with hob and extractor, microwave, fridge, freezer, dishwasher and washer dryer.
Worktops with under mounted stainless steel sink.
Window to front aspect
Dining Area

Bedroom One

Zoned underfloor heating & recessed low energy lighting.
Window to rear aspect.

Bedroom Two

Zoned underfloor heating & recessed low energy lighting.
Window to front aspect.

Bathroom

Modern bathroom with porcelain floor and wall tiles.
Double Shower, Bath, Fitted Vanity Unit with storage & basin, WC, Heated towel rail and mirror with lighting to the bathroom.

Exterior

A fully gated development with lighting and private intercom access.
Exterior Lighting to front & Rear
External Tap
Front & Rear Landscaped Gardens, Patio & Turf, Fenced with side gated access.
Driveway & Garage with EV Car Charger

Disclaimer

Please note some images have been digitally dressed for demonstration purposes only. These are a guide only and should not be relied upon, for more details please speak to one of our sales advisors.

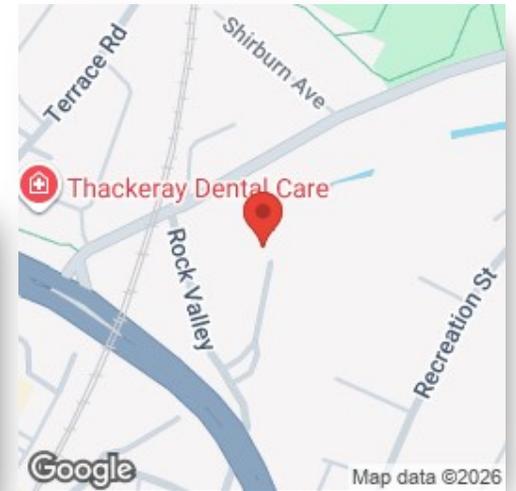
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The Aspen Valley Lane, Mansfield

- DEVELOPMENT OPEN FOR VIEWINGS
- THE VALLEY IS A GATED DEVELOPMENT
- TWO BEDROOM DETACHED BUNGALOW
- FULLY FITTED KITCHEN
- OPEN PLAN KITCHEN, DINING, LIVING AREA

Tenure: Freehold EPC Rating: Exempt

£250,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWK106460



Property Ref:
NWK106460 - 0002

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01636 640473



newark@williamhbrown.co.uk



47-48 Market Place, NEWARK,
Nottinghamshire, NG24 1EG



williamhbrown.co.uk