



Offers Over £310,000 Freehold

27 BERRY PARK LEA | MANSFIELD | NG18 4RN

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Nestled in the charming area of Berry Park Lea, Mansfield, this delightful detached bungalow offers a perfect blend of comfort and convenience. The location is ideal for those seeking a peaceful retreat while still being within easy reach of local amenities and transport links. With its single-storey layout, this property is perfect for those who prefer a more accessible living space.

As you step inside, you are welcomed by a spacious living room and dining area, designed for both relaxation and entertaining. The open-plan layout allows for a seamless flow of light, creating a warm and inviting atmosphere. Adjacent to this space is a well-appointed kitchen, equipped with modern appliances and ample storage, making it a joy to prepare meals. For those who work from home or require a quiet space for study, the dedicated office provides the perfect solution. Additionally, the conservatory offers a tranquil spot to unwind, bathed in natural light and overlooking the garden.

The bungalow boasts two generously sized bedrooms, each offering a peaceful sanctuary for rest. The master bedroom is particularly spacious, providing a comfortable retreat at the end of the day. The bathroom is conveniently located and features modern fixtures and fittings to meet your daily needs. In addition, the property benefits from a separate shower room, offering further convenience and practicality.

Outside, the property is equally impressive. The garden is a delightful space, perfect for enjoying the fresh air or hosting summer gatherings. With a well-maintained lawn, decorative planters and mature shrubs and trees, it offers a wonderful opportunity for outdoor living. This bungalow in Berry Park Lea is not just a house; it is a home that promises a lifestyle of comfort and ease.





#### Hall

Spacious hallway with carpeted flooring leading to all rooms.

#### Living/Dining Room 11'10" x 26'0"

Carpeted living room with central heating radiator, feature fireplace and large window to the front elevation. Space for a dining table and chairs towards the rear end.

#### Kitchen 18'7" x 11'10"

A kitchen featuring medium-oak matching cabinets with ample worktop space above. Integrated appliances include a double oven, electric hob, and inset sink. A large island with breakfast seating occupies the centre of the room. There is a window to the rear elevation and access leading to the rear porch.

#### Shower Room 7'11" x 9'10"

Spacious three piece shower room with low flush WC, hand wash basin and shower. Includes ample built in storage cupboards.

#### Porch

With access from the rear garden.

#### Conservatory

Conservatory with surrounding windows and doors leading out to the rear elevation.

#### Office 7'0" x 12'6"

Carpeted flooring with central heating radiator, space for a desk/office space.

#### Bedroom One 11'5" x 12'9"

Spacious carpeted bedroom with central heating radiator, built in wardrobes and a window to the rear elevation.



#### Bedroom Two 11'4" x 8'3"

Spacious carpeted bedroom with central heating radiator, built in wardrobes and a window to the front elevation.

#### Bathroom 7'0" x 5'5"

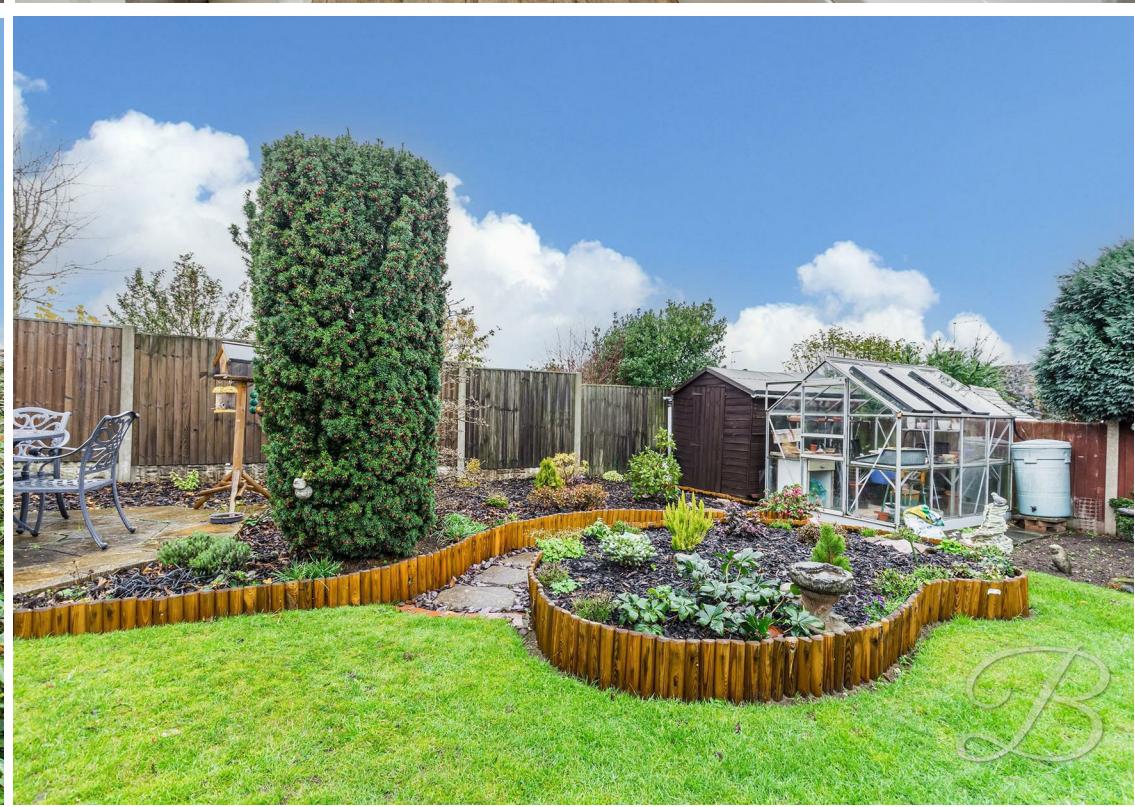
Three piece suite with low flush WC, hand wash basin and bath.

#### Garage

A spacious garage offering ample room for vehicles and tools, with the added benefit of a loft space for extra storage.

#### Outside

A spacious driveway sits alongside a well-maintained gravelled front garden filled with mature shrubs and plants. To the rear, decorative planters complement a well-kept lawn, along with a variety of established plants and trees.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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