





8 Robin Down Close, Mansfield

GUIDE PRICE £250,000 - £260,000 Freehold

GUIDE PRICE £250,000 -£260,000 • TWO BEDROOM DETACHED BUNGALOW • GENEROUS LOUNGE AND DINING SPACE • MODERN SHOWER ROOM • ADDITIONAL DINING AND LIVING SPACE TO THE REAR • GENEROUS DRIVEWAY PROVIDING OFF ROAD PARKING • SITUATED IN A HIGHLY SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES • NO UPWARD CHAIN, EPC RATING: D

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Entrance Hall
A welcoming entrance hall providing access through the home and into the main living spaces. The hallway includes a central heating radiator and power points, creating a practical entrance to the property.

Dining Room
11' 7" x 6' 11" (3.54m x 2.11m)
A dedicated dining space with enough room to comfortably seat four or more people, making it ideal for everyday dining and entertaining. The room features a UPVC double glazed window, alongside a central heating radiator and power points. The dining room flows seamlessly into the lounge, creating a connected and practical living area.

Lounge
13' 9" x 11' 6" (4.19m x 3.51m)
A generous and comfortable main living space featuring a fireplace housing a gas fire, creating a central feature within the room. A large UPVC double glazed window provides plenty of natural light and gives the room a bright and open feel. The lounge also includes a central heating radiator and power points throughout, with easy access into the adjoining dining room.

Kitchen
12' 7" x 7' 8" (3.83m x 2.33m)
A practical kitchen featuring a range of wall and base units, providing an abundance of useful storage and worktop space. The kitchen houses a range of integrated appliances including a fridge freezer, gas hob, oven and grill, alongside a one-and-a-half bowl sink. Tiled walls provide ease of maintenance, while a UPVC double glazed window allows natural light into the room. The kitchen also includes a central heating radiator and power points throughout.

Conservatory
19' 7" x 7' 7" (5.96m x 2.32m)
(Sitting area 3.31m x 2.48) A generous and versatile additional living space, flooded with natural light from the surrounding UPVC double glazed windows and sliding doors. The conservatory provides plenty of room to create a larger dining area, additional lounge or a combination of both, making it a useful extension of the main living accommodation. The room enjoys views across the rear garden and includes a door providing access to the side and front of the property. A central heating radiator and power points are also included, alongside access to a useful storage space.

Store/utility
7' 10" x 4' 4" (2.38m x 1.32m)
A useful additional storage area offering the potential to be used as a utility space. There is room for additional household appliances and storage, with power points and lighting already provided.

Bedroom No 1
17' 1" x 10' 10" (5.21m x 3.30m)
A generous double bedroom offering plenty of space for a double bed and additional bedroom furniture. The room benefits from a UPVC double glazed window alongside UPVC double glazed sliding doors, which provide direct access to the rear garden and allow plenty of natural light into the space. A central heating radiator and power points are also included.

Bedroom No 2
10' 11" x 9' 10" (3.33m x 2.99m)
A well proportioned second bedroom offering enough space to accommodate a double bed along with additional bedroom furniture. The room features a UPVC double glazed window providing natural light, as well as a central heating radiator and power points.

Shower room
A modern and well presented shower room comprising a low flush WC, vanity sink with mixer tap, and a walk in mains fed shower. The room also features a wall mounted LED mirror, heated towel rail and a UPVC double glazed window providing natural light and ventilation.

Outside
The front of the property features a generous driveway providing ample off-road parking. Alongside the driveway is an established garden area with a selection of mature trees and shrubbery, adding greenery and character to the frontage while creating an attractive sense of kerb appeal. The rear garden is a generous and well established rear garden offering a mixture of lawn and patio areas. The patio provides an ideal space for outdoor seating, dining and entertaining, while the lawn offers additional usable garden space. The garden is bordered by mature shrubs and trees, providing plenty of greenery and helping to create a private and relaxing outdoor setting. With direct access from the property, the garden provides an enjoyable extension of the home's living space.

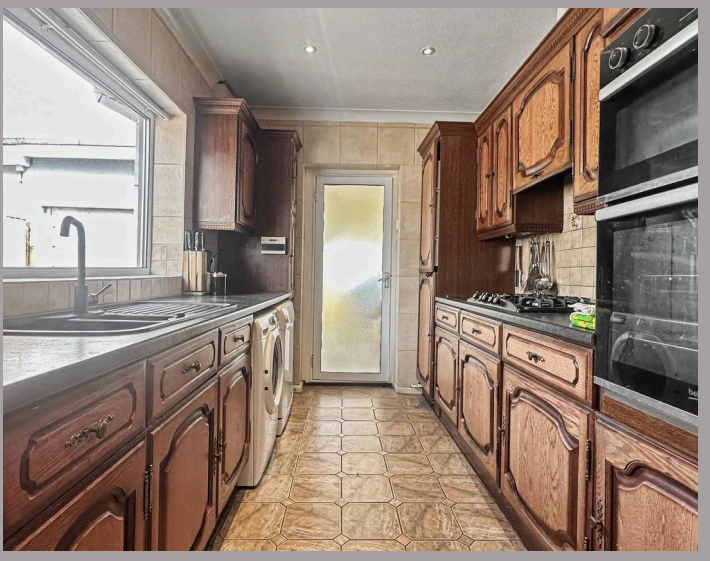


Prospective purchasers should be aware that there is a noticeable slope to the floor within Bedroom One. In addition, there is visible external cracking to the rear elevation of the property. Whilst no investigations have been carried out by the seller or agent, interested parties are advised to make their own enquiries and obtain an independent survey or professional inspection to satisfy themselves as to the condition of the property before proceeding with a purchase. Furthermore, part of the original garage to the rear of the property has been reconfigured and incorporated into the adjoining conservatory accommodation. We understand from the seller that there are no Building Regulations approval documents or Planning Permission records available in relation to these alterations. Prospective purchasers should make their own enquiries with their solicitor and satisfy themselves as to any implications prior to exchange of contracts.

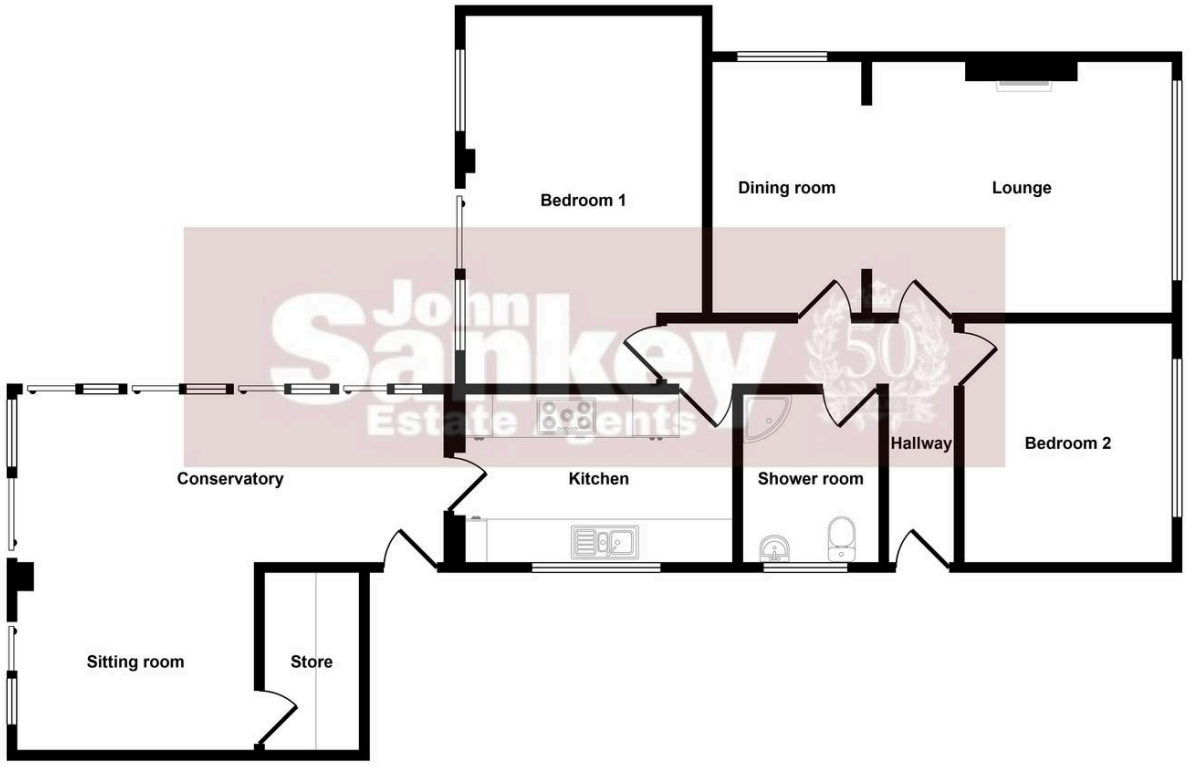
Additional Information

Tenure: Freehold Council tax band: C A

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

This well-presented **two bedroom detached bungalow** offers generous and practical accommodation, ideal for those looking for comfortable **single level living**.

The property features two well proportioned bedrooms, a generous lounge with feature fireplace, separate dining area, fitted kitchen, modern shower room and a bright and airy conservatory overlooking the rear garden. Further benefits include a useful store/utility space, central heating and UPVC double glazing.

Outside, the property offers a generous rear garden with lawn and patio areas, while the front features a spacious driveway providing ample off road parking alongside mature trees and shrubbery.

With its **detached position, generous living space, off-road parking and single-level layout**, this bungalow would make a comfortable and practical home.

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