



The Aspen Valley Lane, Mansfield NG18 2HT

welcome to

The Aspen Valley Lane, Mansfield

- PLOT 3 - THE ASPEN
- DEVELOPMENT OPEN FOR VIEWINGS EVERY FRIDAY, SATURDAY & SUNDAY 10AM - 4PM
- THE VALLEY IS A GATED DEVELOPMENT COMPRISING BUNGALOWS & LUXURY APARTMENTS
- A 2 BED DETACHED BUNGALOW WITH DRIVEWAY, GARAGE & EV CAR CHARGER
- FULLY FITTED KITCHEN WITH INTEGRATED OVEN, MICROWAVE, HOB, FRIDGE, FREEZER, DISHWASHER & WASHER DRYER

Tenure: Freehold EPC Rating: Exempt

£250,000

view this property online williamhbrown.co.uk/Property/NWK106349



Property Ref:

NWK106349 - 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.

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 Kitchen Dining Living

32' 4" x 12' (9.86m x 3.66m)
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

10' 5" x 10' 4" (3.17m x 3.15m)
Zoned underfloor heating & recessed low energy lighting.
Window to rear aspect.

Bedroom Two

14' x 10' 4" (4.27m x 3.15m)
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



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