



14 Willow Avenue
Forest Town, Nottinghamshire NG19 0NY
£235,000

- A TWO-BEDROOMED DETACHED BUNGALOW SUPERBLY PRESENTED THROUGHOUT
- COMBINATION BOILER, UPVC DOUBLE GLAZING AND LUXURY 'CLICK' VINYL FLOORING
- OPENING DIRECTLY THROUGH TO THE LOUNGE WITH CONTEMPORARY LIVING FLAME ELECTRIC FIRE
- SECOND BEDROOM HAVING PATIO DOORS LEADING TO THE UPVC DOUBLE GLAZED CONSERVATORY
- BEAUTIFUL PLOT WITH RESIN DRIVEWAY, SINGLE GARAGE, AND LANDSCAPED GARDEN WITH MEDITERRANEAN FEEL
- FINISHED TO A HIGH STANDARD, FOR A CLIENT WITH A CRITICAL EYE FOR DETAIL.
- ENTRANCE HALL/PORCH AND HIGH QUALITY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM INCLUDING FITTED DOUBLE WARDROBES AND SHELVED CUPBOARD
- STUNNING, FULLY TILED SHOWER ROOM WITH CUBICLE, COUNTER-TOP BASIN WITH VANITY UNIT AND WC
- IN OUR OPINION, VIEWING IS HIGHLY RECOMMENDED ON THIS HIGHLY DESIRABLE BUNGALOW

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, proceed onto Bath Lane, which then becomes Ravensdale Road. Turn left at the top of here, which is Sherwood Hall Road. Proceed through the traffic lights onto Clipstone Road West, before turning left onto Holly Drive. Turn right at the end of here onto Holly Road. Turn right into Willow Avenue and follow the cul-de-sac round to the right. The bungalow is nestled in the right-hand corner.

ACCOMMODATION COMPRISES

SIDE ENTRANCE HALL/PORCH

An addition to the original property and providing access to both front and rear. More importantly, there is a connecting door through to the garage, meaning you can leave the property and enter the garage, without the need to venture out. Vinyl, tile effect flooring and downlighters.

KITCHEN

14' x 8' (4.27m x 2.44m)

Excellent quality with a range of high gloss base and eye level units, contrasting work tops and sink unit and single drainer. Integrated electric double oven, separate induction hob with extractor above, built in fridge/freezer and dishwasher. Breakfast bar, upright radiator, downlighters, UPVC double glazed front aspect and 'Elite' vinyl 'click' flooring, which continues throughout. The accommodation then opens directly into the lounge.



KITCHEN



LOUNGE

16'9 x 10'8 increasing to 13'2 (5.11m x 3.25m increasing to 4.01m)

UPVC double glazed bay window to the front, radiator and downlighters. The focal point being the living flame electric fire.



LOUNGE



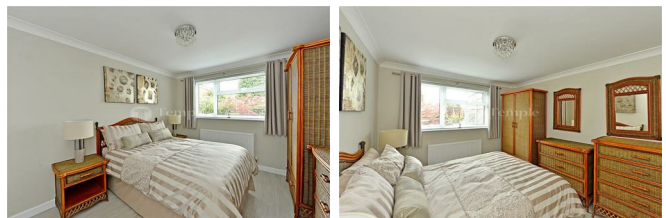
INNER HALL

Access to the loft space.

BEDROOM ONE

13'7 inc wardrobes x 10'1 (4.14m inc wardrobes x 3.07m)

Fitted double wardrobes and adjacent shelved cupboard. UPVC double glazed rear aspect, radiator and coving.



BEDROOM ONE



BEDROOM TWO

9'2 x 8'6 (2.79m x 2.59m)

Radiator, coving and more recently having been used as a study/snug. Patio doors provide access to the conservatory.



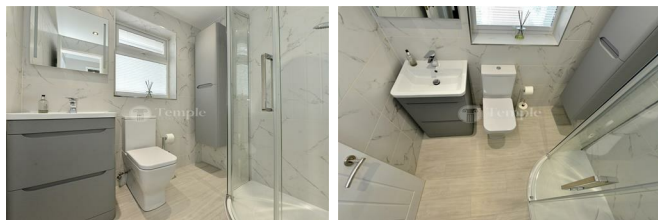
CONSERVATORY

9'1 x 7'5 (2.77m x 2.26m)

A UPVC conservatory with double doors to the garden. Panelled ceiling with inset LED lighting.

SHOWER ROOM

Superbly fitted and including quadrant shower cubicle, wash hand basin within vanity unit and WC. Fully tiled, tiled flooring, heated towel radiator, downlighters and UPVC obscure glaze window.



OUTSIDE

The property is at the head of the cul-de-sac with a resin driveway to the front. There is an attached garage to the front, having electric roller door, light and power and housing the wall mounted combination boiler. The rear garden is beautiful. Designed for relatively low maintenance but still affording an abundance of colour with the raised borders, supported with railway sleepers. The remaining garden provides various seating areas,

finished with quality flagstone paving. Outside lighting and tap are also provided



OUTSIDE



The property is in council tax band B (Mansfield District Council).

FINANCIAL ADVICE

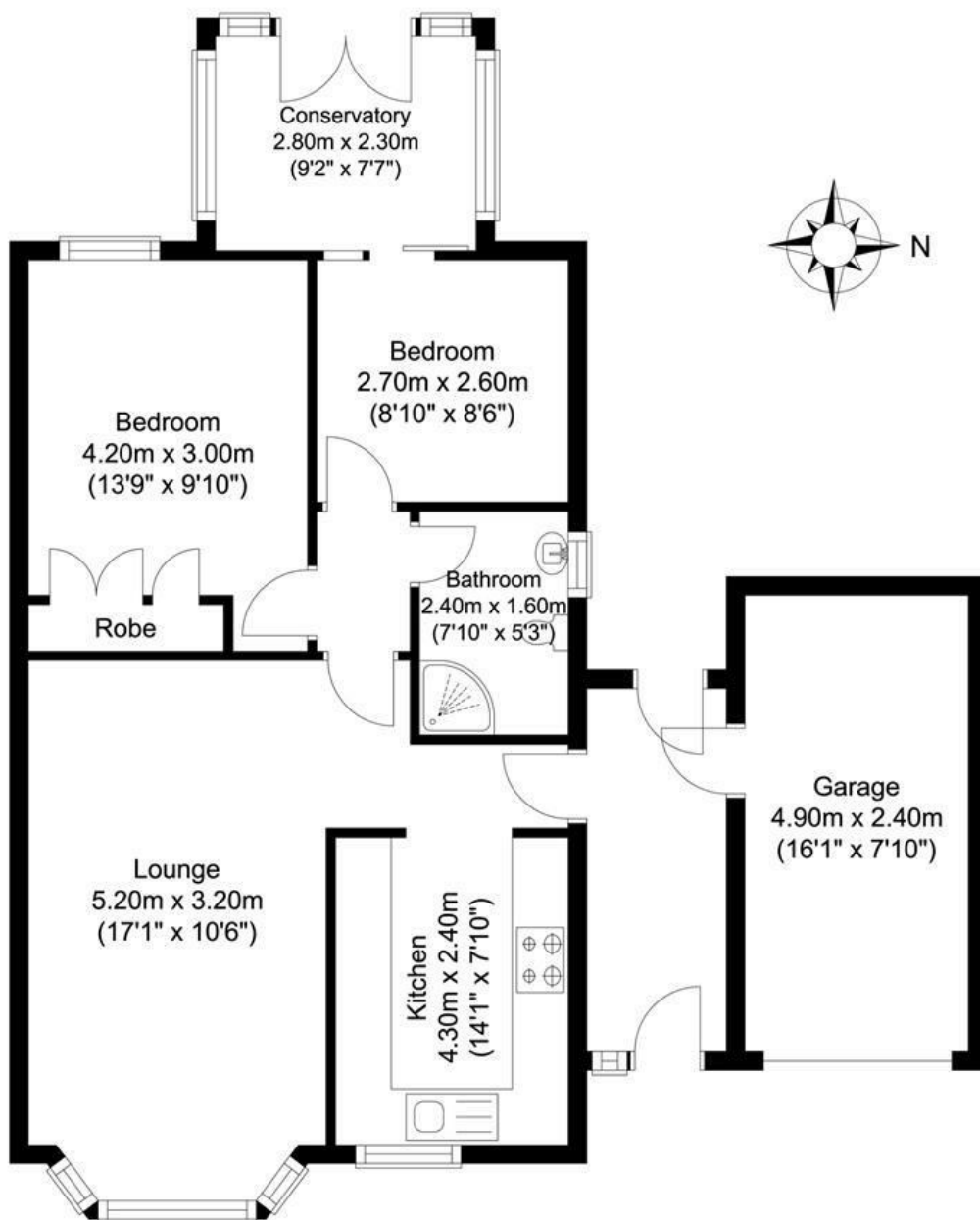
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5913/28.08.2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	74
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	

