



5 Abbeydale Drive, Mansfield,
Nottinghamshire, NG18 4TL

£475,000
Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Bungalow
- 3 Bedrooms, En Suite & Bathroom
- Spacious Lounge & Separate Dining Room
- Southeast Facing Rear Garden
- Manageable Front & Rear Gardens
- Built early 1990s
- Ideally Suited to Families or Downsizers
- Kitchen/Diner & Utility
- Driveway & Double Garage
- Sought After Cul-De-Sac Location

We are delighted to offer to the market this three bedroom detached bungalow built in the early 1990s by Bryant Homes. The property would be ideally suited to a variety of buyers, including downsizers and families looking for a good sized single storey home with manageable gardens within close proximity to local amenities.

The living accommodation with internal oak doors, an alarm system, UPVC double glazing and gas central heating from a combi boiler comprises an entrance hall, cloakroom, spacious lounge, separate dining room with bay window, kitchen/diner, utility, inner hallway, master bedroom with a modern en suite, two further bedrooms and a modern bathroom with bath and a separate shower.

OUTSIDE

The property occupies a good sized yet manageable level plot with ample lawns and planting borders to the front of the property with an attractive herringbone block paved pathway and matching driveway which leads to a double garage equipped with power and light and a remote controlled electric roller door. A paved pathway extends across the front of the property with gated access at both ends providing access to the rear garden. There is a useful paved area to the left hand side of the property with space to keep bins and a shed. To the rear of the property, there is a southeast facing garden featuring an extensive Indian sandstone patio which extends across the full width of the property. There is a double power socket, lawn and borders to the side and rear with plants.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

12'11" x 6'9" (3.94m x 2.06m)

With radiator, coving to ceiling and double doors either side leading to the lounge and separate dining room.

CLOAKROOM

7'0" x 2'11" (2.13m x 0.89m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap, tiled splashback and storage cupboard beneath. Radiator, tiled floor and extractor fan.

LOUNGE

18'3" x 14'8" (5.56m x 4.47m)

A spacious reception room, having an electric fire, marble hearth and Adam's style traditional

surround. Two radiators, coving to ceiling and two double glazed windows to the front elevation.

SEPARATE DINING ROOM

11'9" into bay x 11'1" (3.58m into bay x 3.38m)

A second reception room with radiator, coving to ceiling and double glazed bay window to the front elevation.

KITCHEN/DINER

13'9" max x 13'8" (4.19m max x 4.17m)

Having modern shaker cabinets comprising wall cupboards, base units and drawers with laminate work surfaces. Inset 1 1/2 bowl stainless steel sink with drainer and chrome swan-neck mixer tap. Integrated Neff cooking appliances include a double oven, four ring gas hob and stainless steel extractor hood above. Integrated dishwasher. Integrated fridge and separate integrated freezer. Radiator, double glazed window and French doors to the rear elevation leading out onto the rear garden.

UTILITY

7'9" x 6'2" (2.36m x 1.88m)

Having modern high gloss cabinets comprising wall cupboards, base units and drawers with laminate work surfaces above. Inset stainless steel sink with drainer and chrome swan-neck mixer tap. Plumbing and space for a washing machine and tumble dryer. Radiator and UPVC side entrance door.

INNER HALLWAY

14'4" x 3'3" (4.37m x 0.99m)

With built-in storage cupboard and loft hatch with ladder attached leads up to the loft with light point and housing the combi boiler.

MASTER BEDROOM 1

12'4" x 11'9" (3.76m x 3.58m)

A good sized master bedroom with radiator and double glazed window to the rear elevation.

EN SUITE

8'0" x 6'7" (2.44m x 2.01m)

Having a modern three piece white suite with chrome fittings comprising a walk-in shower area with rainfall shower plus additional shower attachment. Large vanity unit with inset wash hand basin, ample work surfaces and ample storage cupboards beneath. Low flush WC with enclosed cistern. Tiled walls plus aqua boarding to the shower area, tiled floor, chrome heated towel rail, five ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

10'8" x 10'6" (3.25m x 3.20m)

A second double bedroom, having fitted wardrobes with hanging rails and shelving and three sliding doors. Radiator and double glazed window to the rear elevation.

BEDROOM 3

11'2" x 7'9" (3.40m x 2.36m)

(Plus door reveal 2'8" x 2'1"). A third double bedroom with radiator and double glazed window to the front elevation.

BATHROOM

10'6" x 7'4" (3.20m x 2.24m)

Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap. Separate tiled shower cubicle. Large vanity unit with inset wash hand basin with mixer tap and ample storage cupboards beneath. Low flush WC with enclosed cistern. Part tiled walls, tiled floor, chrome heated towel rail, five ceiling spotlights, extractor fan, shaver point and obscure double glazed window to the rear elevation.

DOUBLE GARAGE

17'3" x 15'6" (5.26m x 4.72m)

With power and light points. Obscure double glazed window to the side elevation and remote controlled electric roller door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.







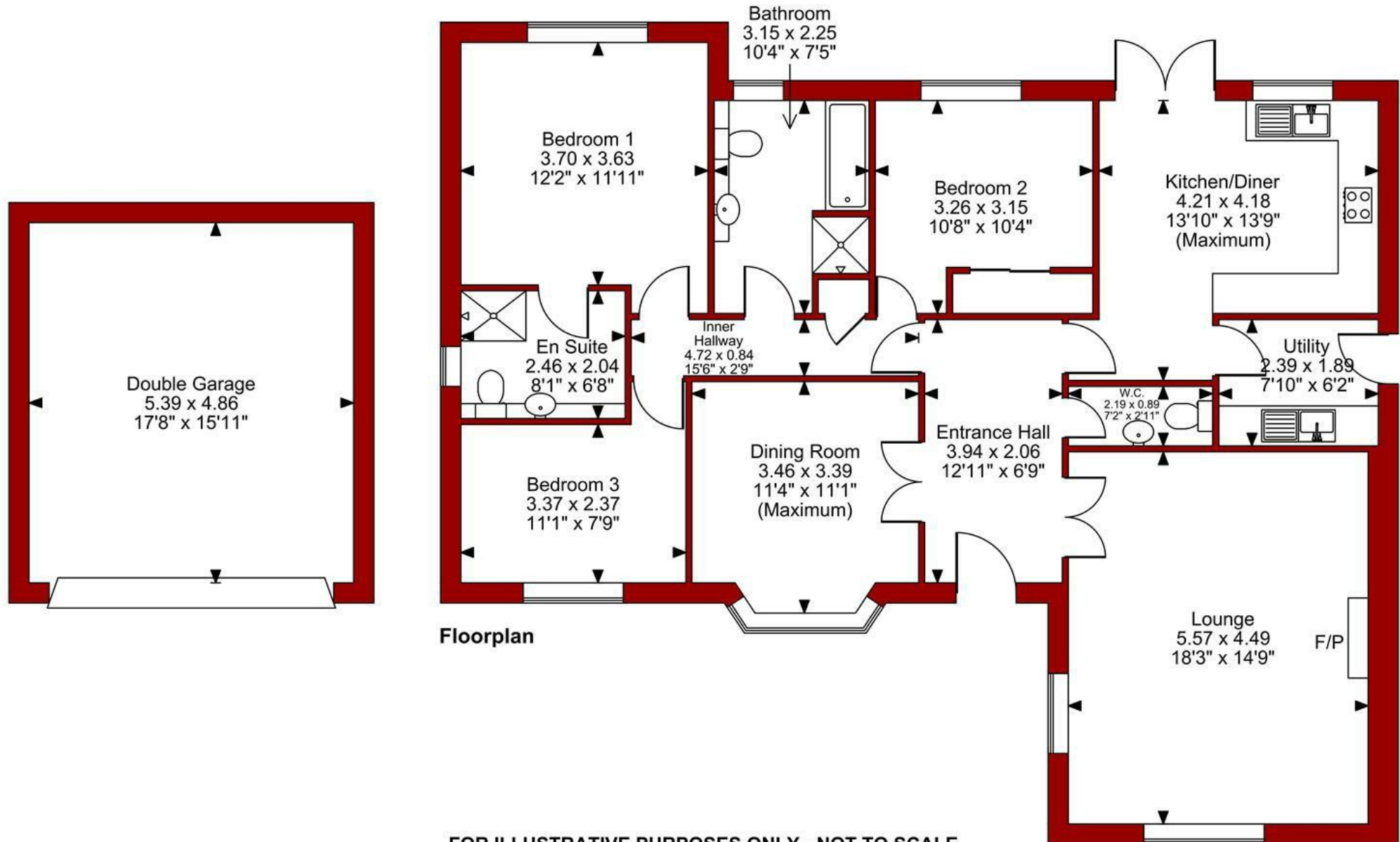








Abbeydale Drive, Mansfield
Approximate Gross Internal Area
Bungalow = 119 SQ M /1282 SQ FT
Double Garage = 26 SQ M /282 SQ FT
Total = 145 SQ M /1564 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



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		
	66	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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

