



Offers Around £325,000 Freehold

43 WEST BANK AVENUE | | MANSFIELD | NG19 7BU

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ESTATE AGENTS

A BEAUTIFUL BUNGALOW TO CALL HOME. Set in the prime town of Mansfield, this delightful detached dormer bungalow offers a perfect blend of comfort and convenience for the whole family to enjoy. The location is ideal for families and professionals alike, with easy access to local amenities, schools, and transport links, ensuring that everything you need is just a stone's throw away. Let's take a look inside...

Upon entering the property, you are greeted by a welcoming hallway that provides a warm and inviting atmosphere leading into a well-appointed kitchen/dining room, perfect for culinary enthusiasts and entertaining with friends and family, alongside a versatile living area. Complemented by bi-folding doors opening to the rear. The layout is designed to maximise space and light, creating a homely feel throughout.

Venturing down the hall, you will find two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation with bay windows to the front. The main bedroom benefits from its own dressing room and its own en suite.

Upstairs you will find an additional third bedroom to utilise to your own desire.

Outside, the property boasts a charming garden area, perfect for enjoying the fresh air or hosting summer barbecues. The outdoor space is both manageable and inviting, providing a lovely setting for children to play or for adults to unwind after a long day. Not to mention the summer house and off road parking.

Call now to arrange your viewing!





#### Entrance Hallway

Spacious entrance hallway with tiled flooring, storage cupboard and leading access into;

#### Kitchen 10'9" x 9'10"

Complete with a range of matching wall and base gloss cabinets, worktops over, inset sink with drainer, integrated appliances and a window to the rear elevation. Fitted with an external door to the side elevation.

#### Dining Room 11'9" x 10'9"

Spacious dining area with tiled flooring, windows to the side and bi-folding glass doors opening to the living room.

#### Living Room 13'5" x 15'3"

Carpeted living room with central heating

along with windows and french doors opening onto the rear garden.

#### Bedroom One 13'5" x 10'11"

Carpeted flooring, central heating radiator, bay front window with a built in seat, dressing room and en suite.

#### Dressing Room

Versatile space with carpeted flooring, central heating radiator, built in mirrored wardrobes and access to an en suite.

#### En Suite 13'5" x 10'11"

Modern three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the side elevation.

#### Bedroom Three 11'7" x 11'7"

Carpeted flooring, central heating radiator and a bay window to the front elevation.

#### Bathroom 6'6" x 8'9"

Family bathroom comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Windows to the side elevation.

#### Landing

With access into;

#### Bedroom Two 11'5" x 19'8"

Carpeted flooring, central heating radiator, window to the rear and velux windows.

#### Summer House 30'2" x 10'0"

Excellent outbuilding with two sets of sliding glass doors, connecting door internally, laminate floor, central heating and velux windows.

#### Outside

Expansive paved driveway to to the front elevation offering secure off road parking at all times. The rear offers a large decked seating area, artificial lawn, versatile summer house and fence surround.





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. Specially 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			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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