





37 Chatsworth Drive, Mansfield

GUIDE PRICE £340,000 - £350,000 Freehold

GUIDE PRICE £340,000- £350,000 DETACHED BUNGALOW WITH HUGE POTENTIAL • TWO DOUBLE BEDROOMS, EPC: D • GENEROUS LOUNGE WITH BEAMED CEILINGS • INTERGRAL GARAGE & CONSERVATORY • PRIVATE REAR GARDEN, NO UPWARD CHAIN

41 Albert Street, Mansfield, NG18 6AN
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Entrance Area
Access is gained via a UPVC double glazed entrance door, with a further internal door leading into the main entrance hall.

Entrance Hall
The entrance hall provides access to all of the bungalow's accommodation and benefits from a central heating radiator and loft access.

Lounge
21' 11" x 13' 0" (6.68m x 3.96m)
A particularly spacious main reception room with an electric fire creating a central focal point (not tested). Dual aspect UPVC double glazed windows to the front provide plenty of natural light, while feature beams to the ceiling add character to the room. Two central heating radiators and power points complete this generous living space.

Kitchen
12' 10" x 11' 11" (3.91m x 3.63m)
12'10" max x 11'11" The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a double sink unit with flexi hose mixer tap. There is a four-ring gas hob with extractor above and oven beneath, complemented by tiled splash backs. A UPVC double glazed window overlooks the rear garden, while further features include a useful storage cupboard, central heating radiator and a door providing access to the rear lobby.

WC
Comprising a low flush WC and wash hand basin, complemented by tiled flooring. There is also a central heating radiator and UPVC double glazed window to the side aspect.

Conservatory
9' 0" x 9' 0" (2.74m x 2.74m)
A lovely additional reception space providing an ideal place to sit and relax while enjoying views of the garden. UPVC double glazed windows provide plenty of natural light, with French doors opening directly onto the rear garden. The room also benefits from power points and a TV point.

Bedroom No 1
14' 11" x 10' 10" (4.55m x 3.30m)
A spacious double bedroom with a UPVC double glazed window to the front aspect providing plenty of natural light. The room is complemented by laminate flooring and benefits from a central heating radiator and power points.

Bedroom No 2
11' 11" x 10' 10" (3.63m x 3.30m)
A further well-proportioned double bedroom with a UPVC double glazed window overlooking the rear garden. Laminate flooring continues through the room, with a central heating radiator and power points completing the space.

Shower Room
Fitted with a three-piece suite comprising a low flush WC, inset wash hand basin with work surface and useful storage beneath, and a mains-fed shower cubicle. The walls are tiled, while a central heating radiator and UPVC double glazed window to the rear complete the room.



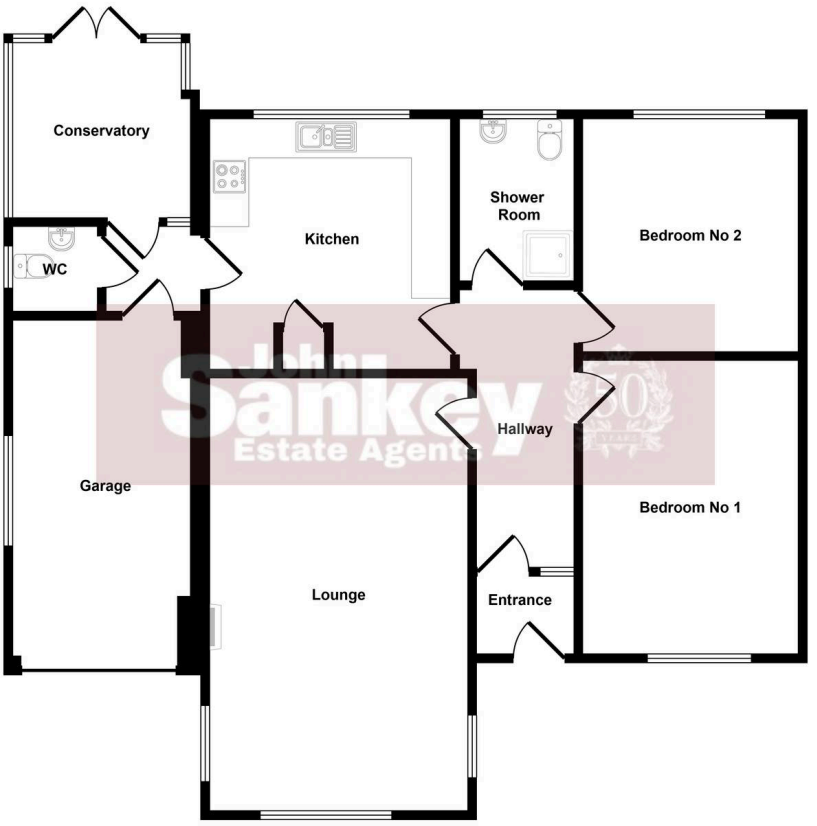
Outside
The property occupies a lovely plot and is pleasantly set back from the main road. A paved driveway provides comfortable off-road parking for at least two vehicles, with pathways to both sides of the bungalow leading through gated access to the rear garden. Alongside the driveway is a lawned front garden with mature shrubs surrounding. In our opinion, this area also offers potential to create additional off-road parking, should a purchaser require, subject to any necessary consents. The rear garden enjoys a good degree of privacy and is predominantly laid to lawn with mature shrubs surrounding. Gated access to both sides of the property leads back to the front, while the garden itself has a northerly aspect.



Garage
The garage is accessed via an up-and-over door and benefits from power, lighting and a water tap. There is also a central heating radiator, with the gas central heating boiler located within the garage. Internal door leads into the rear lobby.



Additional Information
Tenure: Freehold Council Tax Band: D 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.

Situated within the **highly regarded and sought-after Berry Hill area of Mansfield**, this two bedroom detached bungalow offers generous accommodation together with plenty of scope for a new owner to put their own stamp on the property.

The bungalow does require some **internal upgrading and modernisation**, but offers an excellent opportunity for those looking to create a home to their own taste. The location is a particular highlight, with local amenities within easy reach and nearby parks providing plenty of opportunities for walking and enjoying the outdoors.

Internally, the accommodation includes a welcoming entrance hall and an impressively proportioned lounge providing plenty of space for both relaxing and entertaining. There is a fitted kitchen overlooking the rear garden, together with a conservatory providing an additional space to sit and enjoy the garden.

There are **two well-proportioned double bedrooms**, together with a shower room and separate WC, making the layout particularly suited to those looking for comfortable single-storey living.

Externally, the property is pleasantly set back from the road and occupies a lovely plot. A paved driveway provides **off-road parking for at least two vehicles** and leads to the garage, while the lawned frontage offers potential to create further parking if required, subject to any necessary consents. To the rear is a private garden, predominantly laid to lawn and surrounded by mature shrubs.

Combining a **sought-after Berry Hill location, spacious accommodation and excellent potential**, this detached bungalow represents a great opportunity for anyone looking for a property they can update and make their own. **Early viewing is highly recommended.**

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