



Price Guide £200,000 Freehold

71 DERWENT AVENUE | | MANSFIELD | NG18 3PD

BuckleyBrown
ESTATE AGENTS

**** £200,000 - £220,000 ****

READY TO WELCOME YOU HOME!... Positioned in the tranquil neighbourhood of Derwent Avenue, Mansfield, this charming detached bungalow offers a serene retreat from the hustle and bustle of everyday life. The location is ideal for those seeking a peaceful environment while still being conveniently close to local amenities, parks, and transport links, making it a perfect spot for families and retirees alike. Let's see what's to offer...

As you step inside, you are greeted by a welcoming hallway with a fitted cupboard. From here you will find a spacious living room, this space is perfect for entertaining guests or simply enjoying a quiet evening at home. The well-appointed kitchen/dining room, adjacent to the reception area, is designed for both functionality and style. Moving through you will enter a bright and airy conservatory with surrounding windows and a convenient WC.

The bungalow features two generously sized bedrooms, each offering a peaceful sanctuary for rest and relaxation. The layout ensures that both rooms are bathed in natural light, creating a bright and airy atmosphere. Accompanying the bedrooms is a modern three piece shower suite.

Outside, the property boasts a spacious garden that offers a delightful space for outdoor activities or simply enjoying the fresh air. The front is easy to maintain accompanied by a private driveway and a garage for secure off road parking. This bungalow provides a comfortable living space but also the practicality that modern life demands.

Call now to book your viewing!





Hall

Accessible from the side elevation with further access into;

Living Room 16'2" x 13'2"

Carpeted flooring, central heating radiator, feature fireplace and a window to the front elevation. Internal sliding doors leading into the kitchen/dining room.

Kitchen/Dining Room 16'2" x 10'3"

Complete with a range of matching all and base cabinets, inset sink with drainer, integrated appliances and a window to the side elevation.

Conservatory 13'5" x 8'1"

Bright and airy conservatory with surrounding windows and an external door opening to both sides. Also benefits from access to a WC.

WC

Fitted with a hand wash basin, low flush WC and a window to the side.

Bedroom One 11'11" x 10'8"

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

Bedroom Two 11'4" x 10'3"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Shower Room 5'8" x 8'3"

Three piece suite including a hand wash basin, low flush WC and a shower.

Garage 9'8" x 18'8"

Accessible from the front with an external door to the side.

Outside



Low maintenance frontage with a private driveway and garage. Enclosed garden to the rear with a lawn and patio seating area.



Ground Floor
89 sq.m / 957.98 sq.ft
Approx.



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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(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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