



Offers In The Region Of £300,000 Freehold

1 WINCHESTER CLOSE | MANSFIELD | NG18 4HL

**BuckleyBrown**  
ESTATE AGENTS

## DON'T MISS OUT! HUGE POTENTIAL, AMAZING PLOT!

Nestled in a sought-after residential area of Mansfield, this delightful two-bedroom detached bungalow combines comfort, convenience, and charm—all within easy reach of local shops, transport links, and everyday amenities. Thoughtfully laid out, it presents a fantastic opportunity for those seeking single-level living. The property was originally a three bedroom which was reconfigured into a generous two bedroom with bright and spacious entrance hall.

Upon entering, you're welcomed by a central hallway that leads to the main living areas. The home features a bright and airy living room, complete with a feature fireplace that adds character and warmth—making it a perfect space to relax and unwind. The kitchen/dining room provides a spacious and functional layout, fitted with ample cupboard space and room for a dining table, making it ideal for both everyday meals and entertaining guests.

There are two well-sized bedrooms, each offering flexibility for use as sleeping quarters, a home office, or a guest room. The main bathroom is stylishly finished with a modern four-piece suite, including a separate shower cubicle, full-size bathtub, wash basin, and WC—offering comfort and convenience.

The front of the property boasts a well-maintained laid lawn, surrounded by mature trees and shrubs, and enclosed with a charming brick wall for added kerb appeal. A paved pathway leads to the front entrance, while a private driveway and detached double garage provide ample off-street parking and storage options. To the rear, the garden offers a generous lawned area, bordered by established trees and greenery. Fully enclosed, it creates a private and tranquil outdoor space—perfect for gardening, relaxing, or entertaining.

Call today to arrange a viewing!!!





### Entrance Hall

With carpeted flooring and surrounding doors providing access into;

### Kitchen/Dining Room 11'4" x 12'10"

Complete with a matching range of wall and base units and ample worktop space. It features an inset sink and drainer, and space for appliances. This room offers ample space to add your dining furniture. With a window to the side elevation and a door to the front elevation.

### Living Room 16'4" x 11'6"

With carpeted flooring, feature fireplace and a window to the side elevation.

### Bedroom One 11'10" x 11'6"

With carpeted flooring, central heating radiator and a window to the side

elevation. This room benefits from fitted wardrobes.

### Bedroom Two 8'10" x 12'9"

With carpeted flooring, central heating radiator and a window to the side elevation.

### Bathroom 6'5" x 9'5"

Complete with a four piece suite including a bath, walk in shower, low flush WC and a hand wash basin.

### Outside

The front of the property features a neat laid lawn bordered by mature trees, shrubbery, and a classic brick wall, with a pathway leading to the front door. A driveway and double garage offer convenient off-street parking. The rear



garden is generously sized with a well-kept lawn and is surrounded by established trees and greenery, providing a private and tranquil setting.

### Garage 17'7" x 16'11"

The property includes a secure and spacious garage, ideal for vehicle storage, additional household storage, or potential use as a workshop.





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. Specifically 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		82
(81-80) B		58
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121

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