



Offers In The Region Of £300,000 Freehold

44 CROMFORD AVENUE | | MANSFIELD | NG18 5DP

BuckleyBrown
ESTATE AGENTS

NEW PRICE GUIDE OF £300,000 - £315,000 AND CHAIN FREE
TOO GOOD TO SCROLL PAST...Located on the charming Cromford Avenue in Mansfield, this delightful detached bungalow, built in 1930, offers a perfect blend of classic character and modern living. With its inviting façade and tranquil surroundings, the property is an ideal retreat for those seeking comfort and convenience in a serene neighbourhood.

As you step inside, you are greeted by a spacious hallway that leads to a large porch, perfect for welcoming guests. The interior boasts modern tiles that enhance the contemporary feel throughout the home. The kitchen is a true highlight, featuring sleek finishes and ample space for culinary creations, while the living room provides a warm and inviting atmosphere, ideal for relaxation or entertaining friends and family.

This bungalow features three well-appointed bedrooms, two of which come with stylish en suites, ensuring privacy and comfort for all occupants. Each bedroom is designed with modern aesthetics in mind, providing a peaceful sanctuary to unwind after a long day.

Outside, the property continues to impress with a driveway at the front, offering convenient off-road parking. The large garage provides additional storage or workshop space, while the rear garden features an artificial lawn and a lovely patio area, perfect for enjoying sunny afternoons or hosting summer barbecues. Blending timeless charm with contemporary conveniences, this home offers a comfortable and stylish lifestyle in a picturesque setting, making it a must-see for prospective buyers.

To arrange a viewing, contact us today on 01623 633633 and take the first step towards making this beautiful bungalow your new home.





Porch
Porch on entrance to the bungalow with vinyl cushion flooring.

Hall
A hallway with statement vinyl cushion flooring, and panelled walls that leads to all the rooms.

Kitchen 9'10" x 17'4"
Modern matching cabinets fitted with striking gold statement handles, complemented by generous quartz worktop space above. The layout includes designated areas for appliances, including space for an American-style double fridge, as well as an inset sink along with a double oven that will be staying. Marble tiled flooring adds a luxurious finish, while patio doors to the rear elevation and a side window flood the space with natural light, creating a bright and contemporary setting

Living Room 10'5" x 13'10"
Boasting plush carpeted flooring and a central

heating radiator, this room includes elegant feature panelled walls and a contemporary media wall, while a large bay window to the front provides excellent natural light.

Bedroom One 11'1" x 11'7"
This generously sized bedroom offers chic panelled feature walls and vinyl cushion flooring, complemented by a central heating radiator for year-round comfort. An open-plan en suite adds a modern, boutique-hotel aesthetic, giving the room a bright, open and sophisticated look

En Suite 9'3" x 6'0"
A gorgeous marble en suite featuring a modern bathtub with shower over, low-flush WC, hand wash basin, and a central heating radiator, with a window to the rear elevation.

Bedroom Two 9'7" x 9'7"
A beautifully presented room featuring elegant wooden panelling and soft fitted carpet, complemented by a modern central heating



radiator for year-round comfort. The space has been thoughtfully designed with contemporary finishes and offers the convenience of direct access to a private en-suite bathroom.

En Suite 9'7" x 5'3"
Modern marble three piece suite with low flush WC, hand wash basin and a bath with shower.

Bedroom Three 6'10" x 6'10"
Carpeted flooring with central heating radiator and window to the side elevation. Perfect as an office space.

Loft
Fully insulated with flooring, potential to be made into a bedroom.

Garage 9'6" x 26'10"
Spacious garage behind the bungalow, two access points from the front and side elevations.

Outside

The property benefits from a generous driveway to the front, offering ample space for multiple vehicles. To the rear, the fully landscaped garden features premium non-slip tiles, an artificial lawn, and a neatly designed patio area, creating a private and low-maintenance outdoor space ideal for relaxing or entertaining.





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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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		71	78
(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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