



Offers In The Region Of £330,000 Freehold

2 WINCHESTER CLOSE | MANSFIELD | NG18 4HL

**BuckleyBrown**  
ESTATE AGENTS

SIMPLY STUNNING!... Presenting an immaculate and spacious detached bungalow, listed for sale and perfectly suited for couples or those seeking one-level living. Notably, this property is situated in a desirable location, offering an array of local amenities within close proximity. For those with children or planning a family, the property's close proximity to nearby schools is a significant advantage. Additionally, the area boasts plenty of green spaces and nearby parks, making it ideal for those who enjoy a leisurely stroll, weekend picnics, or outdoor activities.

Don't miss this opportunity to secure a property that truly caters to your lifestyle needs!





### Entrance Porch

Door provides access into the hall.

### Hall

Laid with laminate flooring. With a central heating radiator and loft hatch access. Doors provide access into;

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

Laid with carpet flooring. With a central heating radiator, and window to the front elevation. There is an opening into the kitchen/dining room.

### Kitchen/Dining Room 11'10" x 12'0"

The kitchen is fitted with a stunning range of high-gloss wall and base units with sink and drainer set into work surface with complementary splash-back. There are a

range of integrated appliances which include a fridge/freezer, an electric oven, and gas hob with an extractor hood over. There is ample space for a dining table and chairs, making the ideal spot for hosting dinner parties, and entertaining family and friends. Laid with laminate flooring. With a central heating radiator, and a patio door which provides access onto the garden.

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

Laid with carpet flooring. With a window to the rear elevation and a central heating radiator. There is also the benefit of fitted wardrobes.

### Bedroom Two 9'7" x 9'11"

Laid with carpet flooring. With a window to the front elevation and a central heating



radiator. There is access into the side porch.

### Walk-in Wardrobe 6'6" x 9'1"

Laid with carpet flooring, and benefiting from fitted wardrobes throughout.

### Shower Room 8'2" x 9'7"

The shower room is fitted with a modern four-piece suite in white comprising a low level WC, bidet, vanity hand wash basin, and a walk-in shower with complementary tiled splash-back. Laid with vinyl flooring. With two opaque windows to the side elevation.

### Side Porch

Door provides access outside.

### Outside



The property stands proud and boasts a wrap-around plot which is mainly laid to lawn. There is a driveway that allows for off-street parking, which in turn provides access to the garage. There is an enclosed rear garden, featuring a patio area with the rest being mainly laid to lawn.



Ground Floor  
79sq.m/848.39sq.ft  
Approx.

Outbuilding



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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	<b>62</b>		<b>85</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MANSFIELD  
NG18 4HL

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