



Offers Over £290,000 Freehold

139 MARPLES AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9DN

**BuckleyBrown**  
ESTATE AGENTS

**THE ONE FOR YOU!...** Located in the charming area of Mansfield Woodhouse, this delightful detached bungalow offers a peaceful retreat while being conveniently located near local amenities. The neighbourhood is known for its friendly community and easy access to nearby parks and transport links, making it an ideal spot for families and retirees alike. The property is also empty making this a wonderful opportunity to make your own.

Upon entering the property, you are welcomed into a spacious reception area that exudes warmth and comfort. The open-plan design seamlessly connects the living space to the well-appointed kitchen, which is perfect for both entertaining guests and enjoying quiet family meals. The kitchen boasts all essential fittings and ample storage, ensuring that it is both functional and stylish. From here you will find a handy utility room and conservatory.

This bungalow features two generously sized bedrooms, each designed to provide a restful sanctuary. A four piece bathroom suite is located just off the dining area with a separate WC just next door for added convenience.

Outside, the property is surrounded by a well-maintained garden that provides a lovely space for relaxation and outdoor activities. The garden is complemented by a patio area, perfect for enjoying a morning coffee in the sun. With ample off-street parking available, this bungalow truly offers a perfect blend of comfort and practicality, making it a wonderful place to call home.

Call now to book your viewing!





#### Porch

Windows to the front and further access into;

#### Dining Room 12'11" x 7'0"

Versatile room with a window to the side and further access into;

#### Living Room 11'6" x 19'7"

Spacious reception room with a window to the front and sliding doors to the rear elevation.

#### Kitchen 12'11" x 11'10"

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

#### Utility 6'2" x 5'10"

Fitted with ample cabinets, worktops over, inset sink with drainer and a window to the rear elevation.

#### Conservatory 15'7" x 10'2"

Bright and airy room with surrounding windows and patio doors opening to the side elevation.

#### Bedroom One 12'11" x 11'7"

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

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

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



#### Bathroom

Four piece suite comprising of a hand wash basin, low flush WC, bath and a separate shower.

#### Garage 10'1" x 19'3"

Accessible from the front elevation via an electric door with a window and external door to the rear elevation. Fitted with an inbuilt loft.

#### Outside

Gated frontage giving access to a private driveway and garage. The rear garden boasts a well kept lawn, patio seating area and decorative plants.

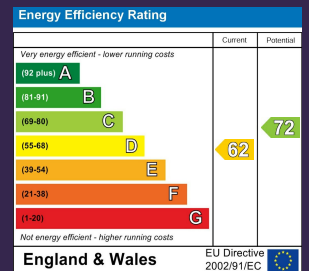




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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