



Smith & Co.
l e t t i n g s

48a Park Avenue
Mansfield, Nottinghamshire NG19 8NA
£900

Eagerly awaiting your arrival, Bramley View is a lovingly constructed new build bungalow located in the heart of Mansfield Woodhouse.

A brand-new home just ready and waiting for you to add your own special touches and create a perfect retreat...

Parking is in abundance here, plenty of space provided on your block paved driveway. There is even a garage!

Call us on 01623 392352 to secure your VIRTUAL viewing now!



Tucked away at the end of this private drive and hidden behind large wooden gates, awaits Bramley View, a wonderful new build bungalow,

This perfectly proportioned home is set in the heart of Mansfield Woodhouse, close to local amenities.

You have a pub within strolling distance and a major supermarket nearby. There is a real feeling of community spirit here.

The block paved driveway offers parking in abundance and the spacious garage offers further space to park the car or turn into a 'man cave' or den.

Neatly groomed grass wraps around the rear of the property, perfect for family BBQs or a kick about on the lawn.

Entrance Hallway

Kick off your shoes and enter through the composite door into an impressive entrance hallway which entices you into the heart of the home. This attractive hallway offers great storage for a busy family to expand and a modern grey wood effect vinyl flooring which leads you through to the rest of the home

Kitchen Dining Area

Follow your nose to discover this contemporary designed Shaker-style kitchen dining area. The kitchen units are finished in a neutral and contemporary light grey with a modern design which finished with a curved end unit. This warm room presents the perfect space for family and friends to socialise around the table. During the warmer days, throw the patio doors open, select a bottle of wine from your fitted wine rack and enjoy a drink on the patio. When you're ready to retire to bed, throw the dishes in the dishwasher; one of the many integrated AEG appliances in this wonderful kitchen, furthermore for your convenience, hidden behind the attractive units are the fridge freezer and washing machine with shiny stainless double oven, microwave, gas hob and extractor, this really is the keen cook's haven.

Living Room

The spacious living area is the social hub of the house, with French patio doors which allow light to flood in through this

spacious and adaptable space, whilst allowing you the access to slip straight out onto the front yard of the home. Additional UPVC windows present further natural light, brightening the room. The plush grey carpet keeps your feet toasty warm with the added benefit of the underfloor heating that runs throughout this beautiful home.

Master Bedroom

With generous proportions this bright master bedroom is tucked into the rear corner of the home, with a large window to the side garden, this inviting room is yearning for a new occupant to add their personal touches. Offering adequate space for full bedroom furnishings and luxuriously finished with the same plush modern grey carpet, heated underfoot as are the other double bedrooms.

Second Bedroom

This second generous double bedroom is waiting for you to sink into the comfort of your cosy bed and make it your own.

Family Bathroom

Tucked in the centre of the home allowing easy access for all; this modern family bathroom has a striking white suite. It's your choice whether you want to sink into the tub or have a hot shower. With modern fitted furniture giving handy extra storage as well as being easy on the eye, the bathroom is finished with shiny chrome finishes and wall mirrors offering more handy storage to hide your toiletries.

Third Bedroom

The third bedroom offers further space for a double bedroom, like all of the rooms in this house the light flood in. You may wish to utilise this space for a further cosy corner as a snug or work from home in your very own study.

Rear Garden

A perfectly preened green space wraps around the rear or the property, ideal for entertaining in the summer months or for having a kick around with children or grandchildren. A few steps around the side of the house brings you to your entrance doorway to your detached garage space to hide away the garden fork after a day pruning.

Detached Garage

From the ample block paved driveway is a separate detached spacious garage with room for your favourite car and garden

tools. Alternatively turn it into your man cave or simply fill it with your most treasured possessions.

Disclaimer

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Viewing Arrangements

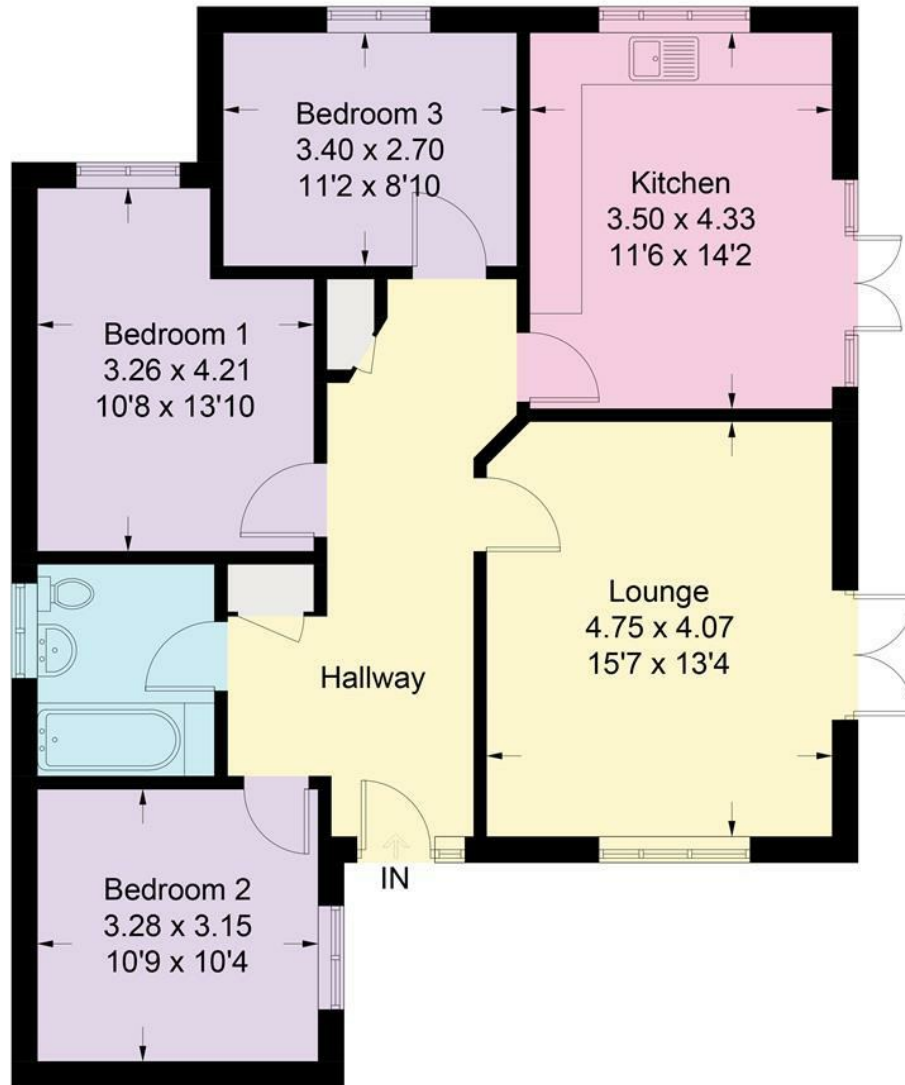
To arrange a virtual viewing on this lovely property, please contact the Smith & Co team on 01623 392352 or email us on info@smithandcoestates.co.uk





48A Park Avenue

Approximate Gross Internal Area = 90.9 sq m / 978 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID530371)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		94	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales