



**18 Robey Close, Forest Town, Mansfield,
Nottinghamshire, NG19 0DY**

**No Chain £280,000
Tel: 01623 626990**

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow Built in 1993
- Lounge & Conservatory
- UPVC Double Glazing
- Detached Single Garage
- South West Facing to Rear
- Three Bedrooms
- Separate Kitchen
- Good Sized Driveway
- Gardens to Front, Side & Rear
- Tucked Away Cul-De-Sac Position

A three bedroom detached bungalow occupying a superb position at the end of a cul-de-sac of bungalows off Stanley Road in a popular residential location.

The property was built in 1993 and has been in the same family name since new. The property has gas central heating and UPVC double glazing and provides a good sized layout of living accommodation comprising an entrance hall, lounge, conservatory, kitchen, three bedrooms and a shower room.

OUTSIDE

The property occupies a superb position tucked away at the end of the cul-de-sac of bungalows. There is a good sized driveway providing off road parking for at least 3-4 vehicles leading to a detached single garage equipped with power and light. The front garden is mainly laid to lawn with ample paths, borders and an established hedgerow boundary to one side. A gate at the end of the driveway leads to a good sized side garden area which has a paved patio, lawn and a large area behind and to the other side of the garage. To the rear of the property, there is a south west facing garden mainly laid to lawn with ample borders and a paved patio with a pathway down the other side of the property.

AN OPEN FRONTED STORM PORCH LEADS TO A UPVC FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

14'11" x 3'7" (4.55m x 1.09m)

With radiator and airing cupboard with double doors housing the hot water cylinder.

LOUNGE/DINER

16'9" x 12'0" (5.11m x 3.66m)

Having a modern Portuguese stone fireplace with inset electric fire. Radiator, coving to ceiling, double glazed window to the side elevation and sliding patio door leading through to the:

CONSERVATORY

9'9" x 9'4" (2.97m x 2.84m)

With laminate floor, single door to the side elevation plus French doors leading out onto the rear garden.

KITCHEN

11'11" x 7'8" (3.63m x 2.34m)

Having wall cupboards, including display cabinets with inset lighting, base units and drawers with laminate work surfaces above. Inset 1 1/2 bowl ceramic sink with drainer and chrome swan neck mixer tap. Integrated single electric oven, four ring gas hob and extractor hood above. Integrated slimline dishwasher. Space and plumbing for a concealed washing machine. Cupboard housing the gas central heating boiler. Space for a fridge/freezer. Double glazed window to the rear elevation.

BEDROOM 1

12'11" into bay x 11'11" (3.94m into bay x 3.63m)

With radiator and double glazed bay window to the front elevation.

BEDROOM 2

12'0" x 8'6" (3.66m x 2.59m)

With radiator and double glazed window to the side elevation.

BEDROOM 3

10'0" x 8'1" (3.05m x 2.46m)

With radiator and double glazed window to the front elevation.

SHOWER ROOM

8'0" max x 6'7" (2.44m max x 2.01m)

Having a three piece white suite comprising a walk-in shower enclosure. Vanity unit with inset wash hand basin with chrome swan neck mixer tap and storage cupboard beneath. Low flush WC. Heated towel rail, aqua boarding throughout, four ceiling spotlights, loft hatch and obscure double glazed window to the side elevation.

DETACHED SINGLE GARAGE

16'8" x 8'7" (5.08m x 2.62m)

Equipped with power and light. Up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

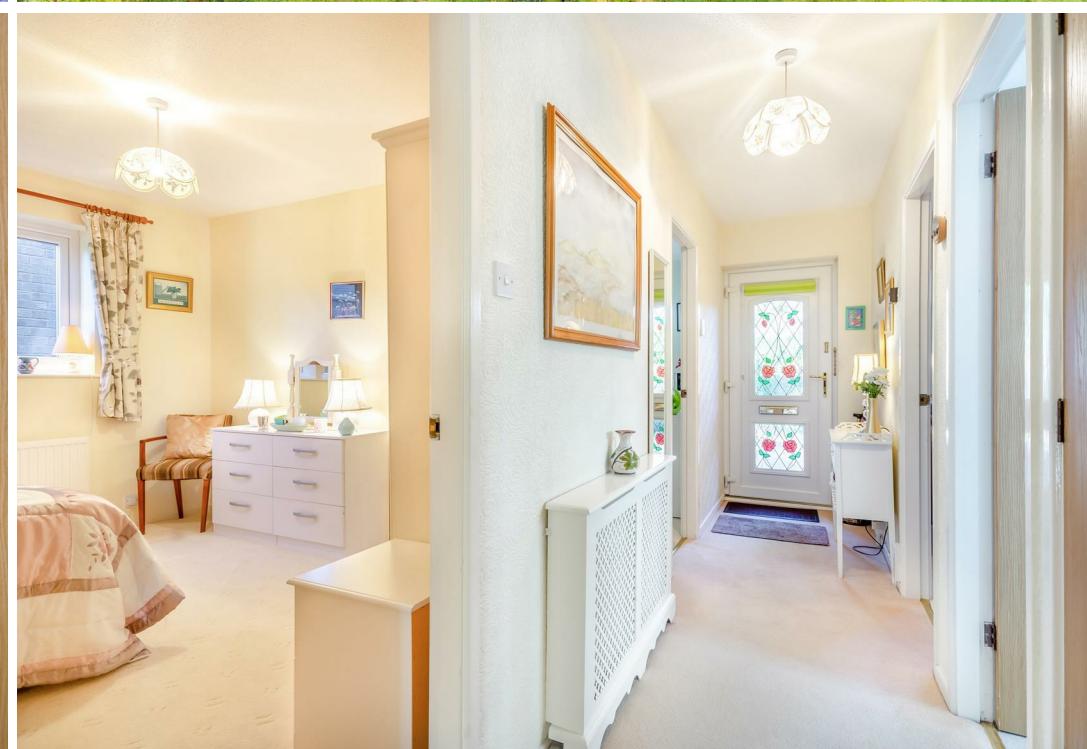
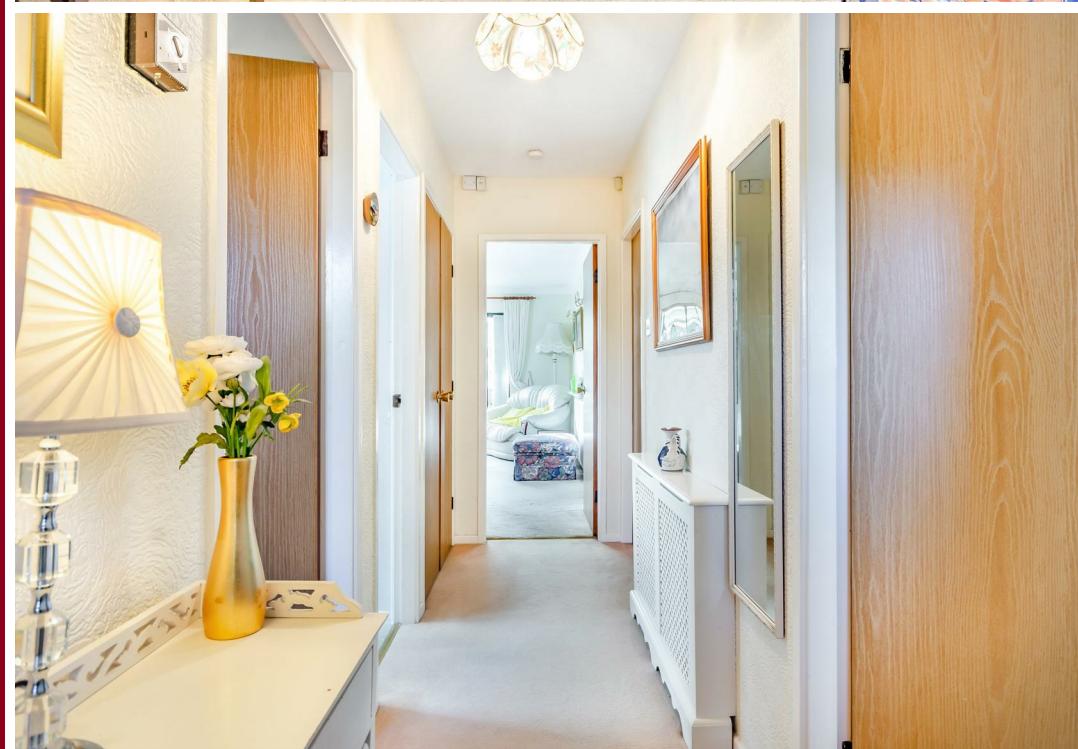
All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





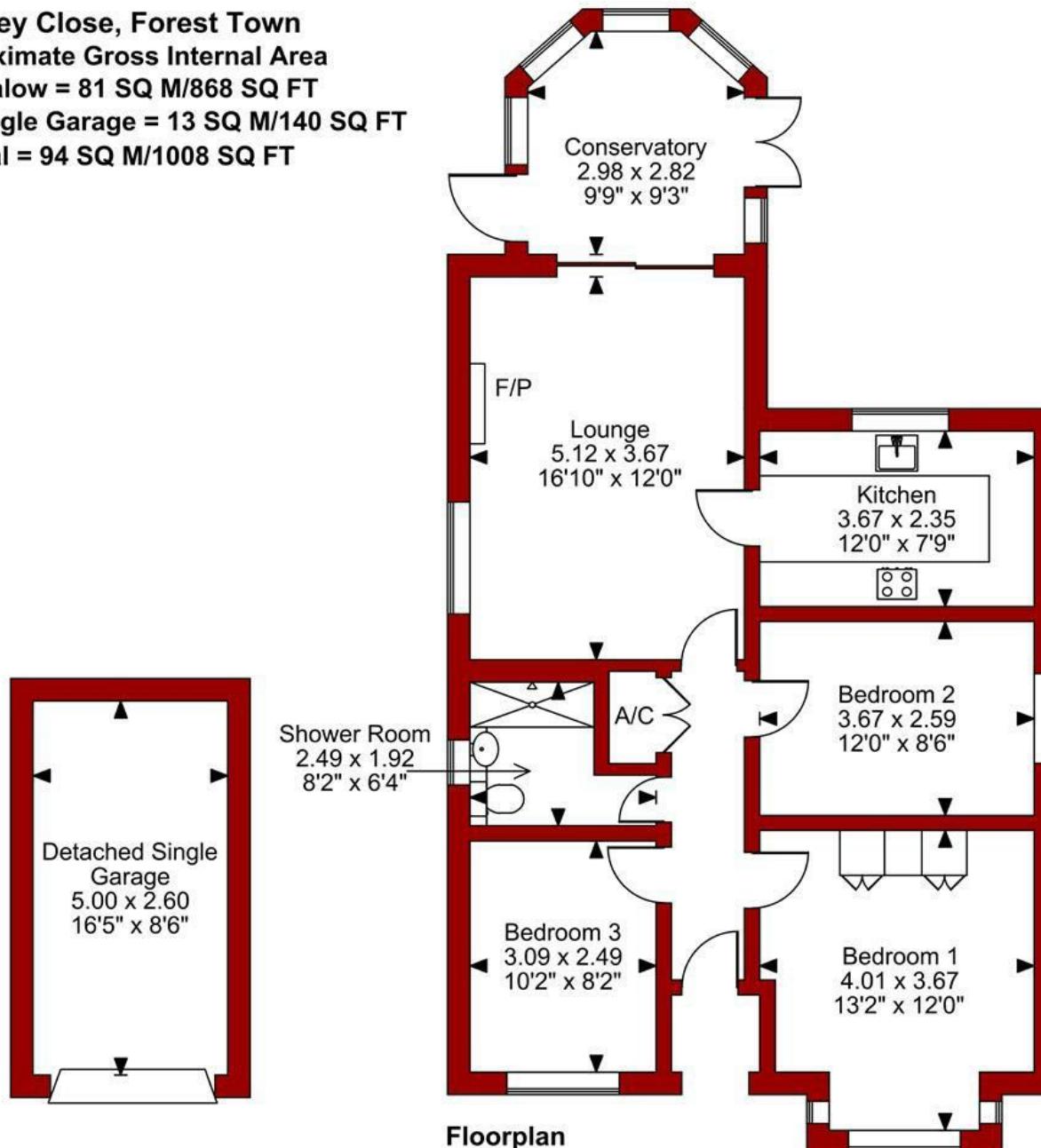








Robey Close, Forest Town
Approximate Gross Internal Area
Bungalow = 81 SQ M/868 SQ FT
Detached Single Garage = 13 SQ M/140 SQ FT
Total = 94 SQ M/1008 SQ FT



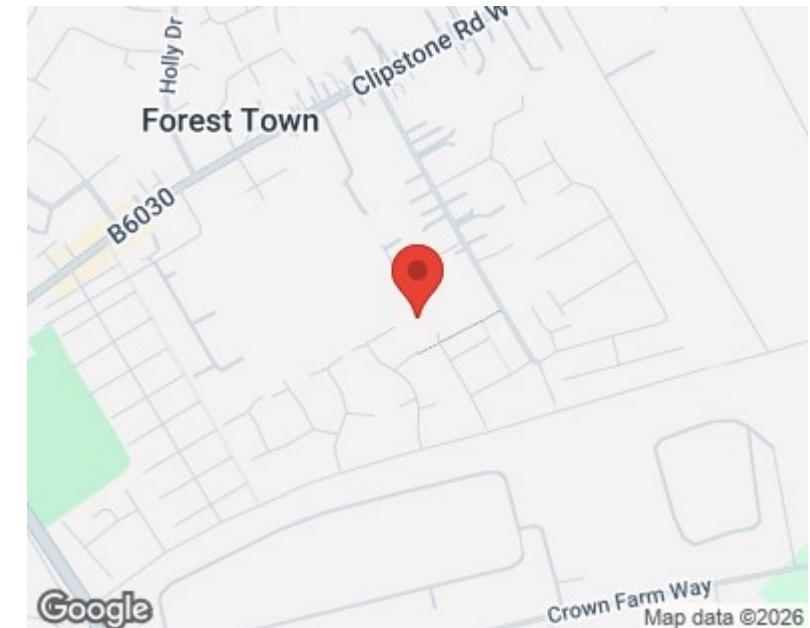
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



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

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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