



**143 Marples Avenue, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 9DW**

**Offers Over £300,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Beautifully Appointed Detached Bungalow
- Three Good Sized Bedrooms
- Contemporary Kitchen
- Driveway & Well Maintained Gardens
- Established Suburban Location
- Improved & Modernised Throughout
- Modern En Suite & Bathroom
- Gas Central Heating (Combi Boiler)
- South Facing Rear Garden
- Viewing Essential!

An impressive three bedroom detached bungalow presented in immaculate condition throughout, positioned in an established and popular suburban location within close proximity to local amenities in Mansfield Woodhouse and Forest Town.

The property has been occupied by our clients for many years and in recent years they have carried out a significant number of improvements and modernisation throughout the bungalow creating a first class home of high calibre. In 2018, the property was re-wired, and a new gas combi boiler was installed in the loft. The property has modern UPVC double glazed windows, an alarm system, CCTV system, and a positive input ventilation system. The garage was converted to a kitchen in 2021, and there are high quality modern and contemporary fixtures and fittings to the kitchen, bathroom and en suite.

The property is tastefully decorated throughout with spacious living accommodation comprising an entrance porch, entrance hall, kitchen, lounge, master bedroom with extensive fitted wardrobes and an en suite, two further double bedrooms and a bathroom comprising a four piece suite.

Externally, the property stands back from Marples Avenue behind a low walled frontage and a driveway provides off road parking for two cars. There are well maintained gardens to the front and rear – including a south facing rear garden. The front garden is low maintenance with pebbles, plants, and shrubs. There are access points on each side of the property providing access to the rear garden. The rear garden is tiered in two sections mainly laid to lawn with Indian sandstone paths and borders to three sides with plants and shrubs. There is an adjoining wash house to the side of the property and ample space to house a shed.

Overall this is a truly wonderful property and internal viewing is highly recommended.

A CONTEMPORARY COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### **ENTRANCE PORCH**

With connecting oak door through to the:

#### **ENTRANCE HALL**

19'2" x 4'7" max (5.84m x 1.40m max)

With radiator, coving to ceiling, ample telephone points and built-in cloaks cupboard

#### **KITCHEN**

14'8" x 8'8" (4.47m x 2.64m)

A superbly appointed contemporary kitchen in anthracite dark grey matte finish comprising extensive wall cupboards, base units and drawers with quartz effect worktops above. Inset sink with drainer and mixer tap. Integrated stainless steel appliances include a Hotpoint electric oven and separate Hotpoint microwave oven. Integrated AEG induction hob with Hotpoint extractor hood above. Space for a fridge/freezer and plumbing for a dishwasher. Radiator, modern vinyl floor, six LED ceiling spotlights, wine rack and double glazed window to the front elevation. Composite side entrance door.

#### **LOUNGE**

13'11" x 12'11" (4.24m x 3.94m)

A beautifully appointed reception room, with two radiators, coving to ceiling, two double glazed windows to the side elevation and double glazed window to the front elevation.

#### **MASTER BEDROOM 1**

12'2" max x 11'10" (3.71m max x 3.61m)

The first of three double bedrooms. The master bedroom has extensive modern fitted wardrobes across one wall with ample hanging rails, shelving, drawers and high gloss doors. Contemporary radiator and double glazed window to the side elevation.

#### **EN SUITE**

11'6" x 2'9" (3.51m x 0.84m)

Having a modern and contemporary three piece white suite with chrome fittings comprising a tiled shower enclosure with wall mounted 'rain' shower. Vanity unit with inset wash hand basin mounted on a worktop with mixer tap and storage cupboard beneath. Low flush WC. Further shelving, wall mounted cabinet, modern vinyl floor, contemporary part tiled walls, shaver point, contemporary heated towel rail, extractor fan, two ceiling spotlights and obscure double glazed window to the side elevation.

#### **BEDROOM 2**

11'11" x 10'11" (3.63m x 3.33m)

A second double bedroom with radiator, coving to ceiling and double glazed window to the rear elevation.

#### **DINING ROOM/BEDROOM 3**

11'11" x 11'11" (3.63m x 3.63m)

A third double bedroom or dining room, with two floor-to-ceiling contemporary radiators, coving to ceiling, two double glazed windows to the rear elevation and French doors leading out onto the rear garden.

#### **BATHROOM**

8'9" max x 6'6" (2.67m max x 1.98m)

A beautifully appointed modern and contemporary four piece bathroom suite with chrome fittings comprising a large bathtub with mixer tap and shower handset. Separate corner tiled

shower enclosure. Vanity unit with wash hand bowl mounted on a worktop with mixer tap and storage cupboard beneath. Low flush WC. Contemporary heated towel rail, wood effect laminate floor, modern part tiled walls and obscure double glazed window to the side elevation.

## **OUTSIDE**

The property stands back from Marples Avenue behind a low walled frontage and a driveway provides off road parking for two cars. There is a wrought iron pedestrian gated entrance off the pavement which leads onto a pathway extending across the front of the property to gated access leading to the right hand side of the property. The front garden is low maintenance with pebbles, plants, and shrubs. A wide pathway to the left hand side leads to a raised flowerbed and side entrance door. Beyond here leads to the rear of the property which enjoys a sunny south facing aspect. There is a pathway extending the full width of the property leading to the other side where there is an adjoining wash house with plumbing for a washing machine, and extensive hardstanding space to keep a shed. The rear garden is tiered in two sections with Indian sandstone steps. There are ample lawns and raised beds on all sides with plants and shrubs and a rear wall boundary.

## **ADJOINING WASH HOUSE**

6'9" x 3'0" (2.06m x 0.91m)

Having plumbing for a washing machine. Power and light points.

## **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 zero seven eight one seven two eight three five two one.

## **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.















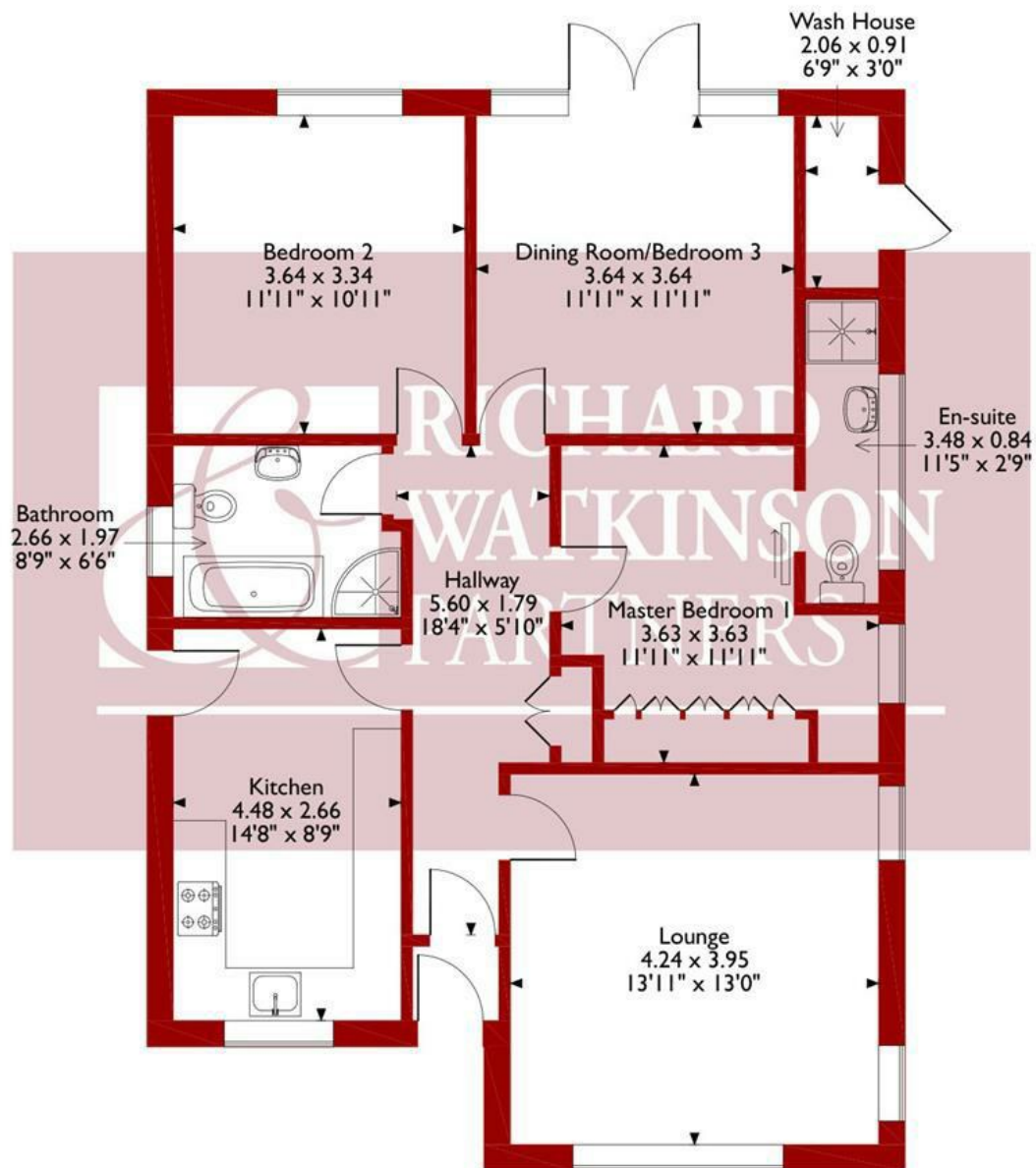








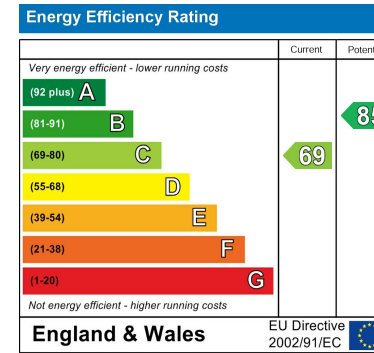
Marples Avenue, Mansfield Woodhouse  
Approximate Gross Internal Area  
90 SQ M / 969 SQ FT



**Floorplan**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





*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 firm's 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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