



**33 Dunn Brigg, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 9RL**

**No Chain £260,000  
Tel: 01623 626990**

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

- Detached Bungalow
- 3 Bedrooms, Shower Room & Second WC
- Modern Kitchen & Useful Rear Porch
- Driveway & Carport
- Ideal for Downsizers
- Good Sized Accommodation: 960 Sq Ft
- Dining Hall & Separate Lounge
- Gas Central Heating (Combi Boiler)
- Low Maintenance Gardens
- Low Maintenance Living

Offered to the market with the benefit of no upward chain, we are delighted to present to the market this three bedroom detached bungalow situated in a popular residential area off Arun Dale.

The property was built in the late 1980s and has been in the same family name since new. The property is presented in excellent condition throughout and benefits from gas central heating (combi boiler) and UPVC double glazing.

The property offers a good sized layout of living accommodation extending to 960 sq ft, comprising a dining hall, lounge, modern kitchen, three bedrooms, shower room and a second separate WC.

#### OUTSIDE

The front garden is relatively low maintenance with gravel, stones and a driveway which extends to the side beneath a carport (18'5" x 9'4"). Beyond here, a path leads to a side gate with access to the rear garden. A path extends across the front of the property leading to a gate on the other side of the property with additional access to the rear garden. To the rear of the property, there is a low maintenance garden featuring extensive patio areas on three levels. There are low walled boundaries and ample gravel areas with plants and shrubs. There is a shed and a separate summerhouse both included in the sale.

A UPVC SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### DINING HALL

11'0" x 13'11" max (3.35m x 4.24m max)

Having a built-in storage cupboard with shelving and a power point. Radiator, coving to ceiling, loft hatch and double glazed window to the side elevation.

#### LOUNGE

19'3" x 11'1" max (5.87m x 3.38m max)

(9'10" min). Having a modern marble fireplace with inset electric fire. Two radiators and double glazed windows to the front and side elevations.

#### KITCHEN

15'8" x 7'10" (4.78m x 2.39m)

Having wall cupboards, base units and drawers with modern high gloss door fronts complemented by brushed metal handles and wood effect laminate work surfaces. Inset stainless steel sink with drainer and mixer tap. Wall mounted gas central heating boiler.

Plumbing and space for a washing machine and tumble dryer. Space for a fridge/freezer. Fitted breakfast bar, radiator, modern tiled splashbacks, double glazed window to the front elevation and UPVC door leading to:

#### UPVC REAR PORCH

6'8" x 3'8" (2.03m x 1.12m)

With two double glazed windows and a double glazed door giving access to the rear garden.

#### BEDROOM 1

10'11" x 10'0" (3.33m x 3.05m)

With radiator, coving to ceiling and double glazed window to the rear elevation.

#### BEDROOM 2

12'11" max x 8'0" (3.94m max x 2.44m)

With radiator, coving to ceiling and double glazed window to the rear elevation.

#### BEDROOM 3

7'11" x 7'5" (2.41m x 2.26m)

With radiator and double glazed window to the side elevation.

#### SHOWER ROOM

8'0" x 4'11" (2.44m x 1.50m)

Having a three piece white suite comprising a tiled shower enclosure. Pedestal wash hand basin. Low flush WC. Part tiled walls, radiator, extractor fan and obscure double glazed window to the side elevation.

#### SECOND WC

8'0" x 2'11" (2.44m x 0.89m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Part tiled walls, radiator, extractor fan and obscure double glazed window to the side elevation.

#### 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.





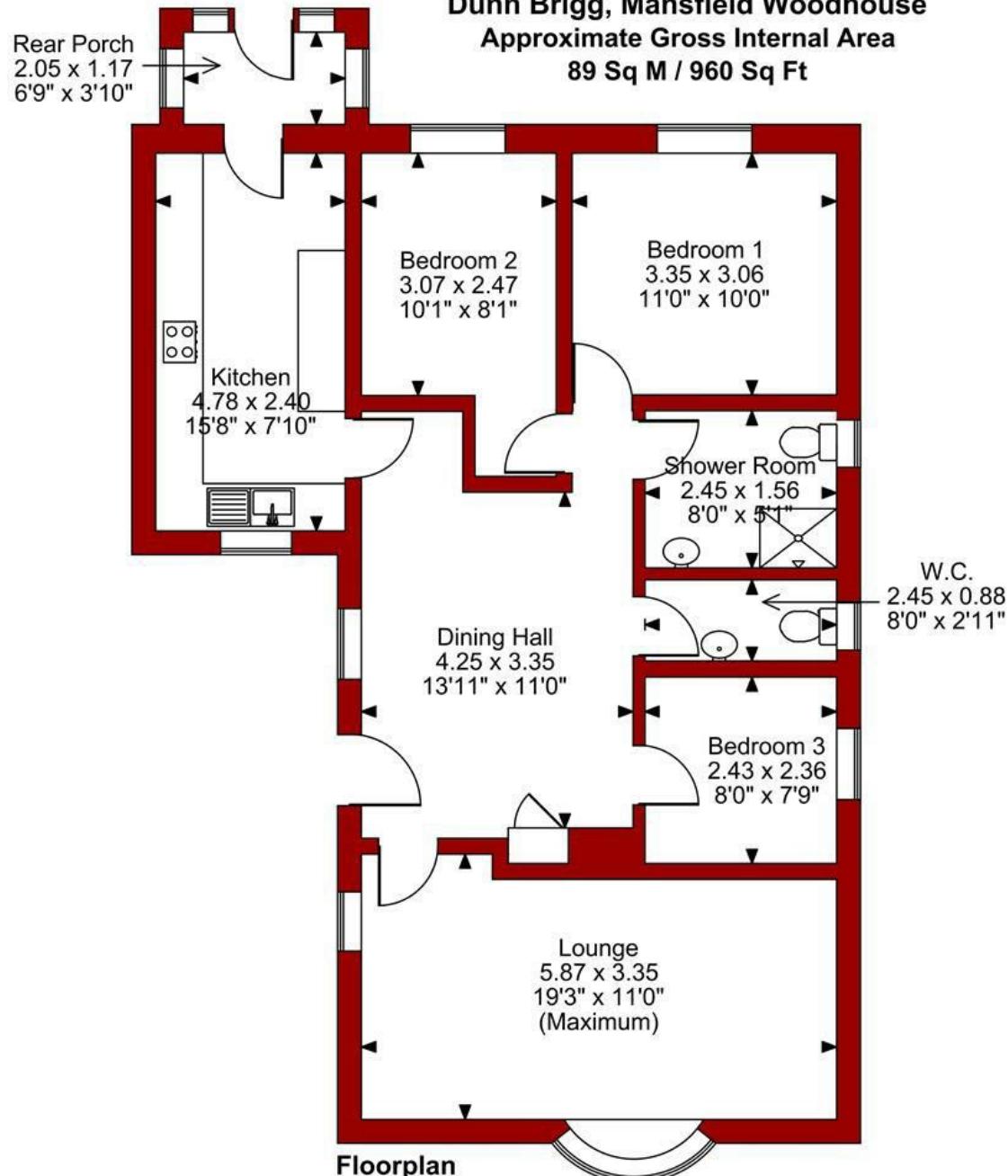








Dunn Brigg, Mansfield Woodhouse  
Approximate Gross Internal Area  
89 Sq M / 960 Sq Ft



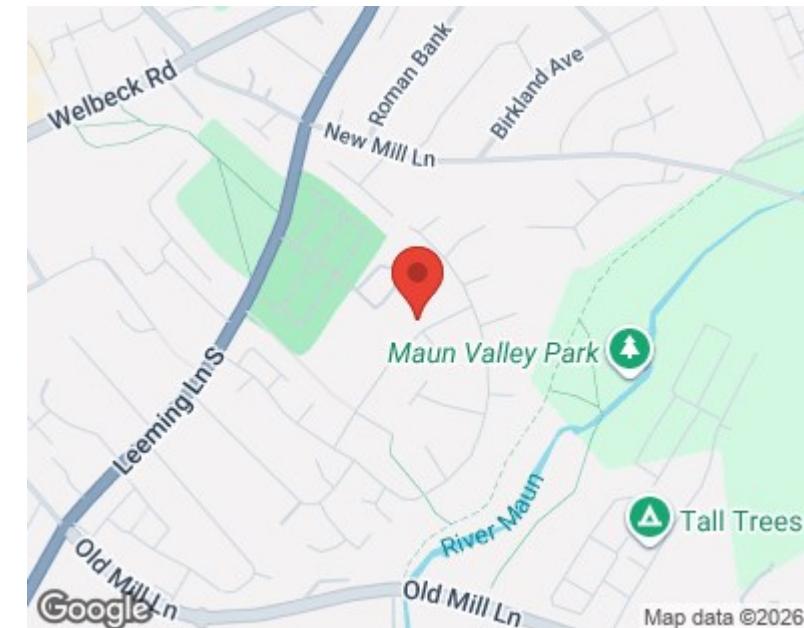
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: [mansfield@richardwatkinson.co.uk](mailto:mansfield@richardwatkinson.co.uk)

