



**3 Bransdale Heights, Forest Town, Mansfield,
Nottinghamshire, NG19 0RU**

£429,950

Tel: 01623 626990

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

- Stunning Detached Bungalow
- Spacious Accommodation: 1417 Sq Ft
- Substantial Open Plan Living/Dining Kitchen
- Low Maintenance Landscaped Rear Garden
- Attached 1 1/2 Garage
- Beautifully Appointed Throughout
- 3 Double Bedrooms, En Suite & Bathroom
- Separate Sitting Room/Bedroom 3
- Substantial Block Paved Driveway
- Private Cul-De-Sac Location

A stunning three bedroom detached bungalow built in 2019 by a local house builder to an exceptional high specification throughout, located on a small cul-de-sac development of only six detached bungalows known as Bransdale Heights off Bransdale Avenue. The property was originally designed to be a four bedroom bungalow but our clients decided to amalgamate bedrooms three and four during the build stage into one large sitting room which could also be utilised as a bedroom.

The property is beautifully appointed and presented in immaculate "show home" condition throughout with quality fixtures and fittings and external landscaping to the front and rear to include a substantial block paved driveway frontage which can accommodate numerous vehicles.

The spacious layout of living accommodation extends to approximately 1417 sq ft comprising an open plan entrance hall leading to a substantial open plan living/dining kitchen with peninsula island, separate central island, integrated appliances, quartz worktops and two sets of contemporary aluminium bi-fold doors leading out onto the substantial block paved patio. There is a utility room, sitting room/bedroom three, a master bedroom with fitted wardrobes and an en suite, a second bedroom with fitted wardrobes and a bathroom comprising a four piece suite. There is LED lighting throughout, gas central heating and UPVC double glazing.

The property would suit a range of buyers who are looking for a quality, low maintenance single storey home and internal viewing is highly recommended.

OUTSIDE

The property occupies a particularly pleasant and private cul-de-sac position off Bransdale Avenue with a substantial block paved driveway frontage which can accommodate numerous vehicles. There is also a good sized attached 1 1/2 garage equipped with power and light and with a remote controlled electric up and over door. The property has ample PIR external light points and recently installed cedar cladding to the front elevation either side of the main entrance door. There are gates and paths to each side of the property which lead to the rear. To the rear of the property, there is a low maintenance, landscaped garden featuring a substantial block paved patio which extends the full width of the property beneath an undercover canopy. Beyond here, low retaining sleepers boundary and two steps lead to an additional block paved patio and good sized lawn.

A COMPOSITE FRONT ENTRANCE DOOR WITH OBSCURE GLAZED SIDE PANEL PROVIDES ACCESS THROUGH TO THE:

OPEN PLAN ENTRANCE HALLWAY

12'4" x 4'9" (3.76m x 1.45m)

With radiator, laminate floor, three LED ceiling spotlights and built-in storage cupboard.

OPEN PLAN LIVING/DINING KITCHEN

28'7" max x 20'4" (8.73m max x 6.22m)

A substantial and superb open plan living/dining kitchen space featuring a range of modern high gloss grey cabinets comprising wall cupboards, base units and drawers with quartz worktops. Inset 1 1/2 bowl stainless steel sink with oyster mixer tap and drainer built in to the worktop. Integrated Neff cooking appliances include two ovens, four ring induction hob with built-in extractor hood above. Integrated dishwasher and fridge/freezer. There is a fitted peninsula island with open display shelving, quartz worktops and an integrated wine cooler. In addition, there is a separate island with quartz worktops, base units and drawers including pan drawers. There is a built-in, remote controlled modern log effect flame fire, laminate floor, two radiators including one vertical radiator, ample LED ceiling spotlights, two large velux roof windows to the rear elevation and two sets of aluminium bi-fold doors leading out onto the rear block paved patio and garden beyond.

UTILITY

8'6" x 6'0" (2.61m x 1.84m)

Having modern high gloss base units, quartz worktops, inset stainless steel sink with drainer built-in to the worktop and matching upstands. Plumbing for a washing machine and space for a tumble dryer. Radiator, laminate floor, loft hatch, double glazed window to the side elevation and composite side entrance door.

SITTING ROOM/BEDROOM 3

20'7" max x 16'5" max (6.29m max x 5.01m max)

A superb reception space originally designed to be two bedrooms, with two radiators and two floor-to-ceiling double glazed windows to the front elevation.

MASTER BEDROOM 1

14'7" x 11'8" (4.46m x 3.57m)

A spacious double bedroom, having fitted wardrobes with hanging rails and shelving and partial mirror fronted sliding doors. Radiator, four LED ceiling spotlights and floor-to-ceiling double glazed window to the front elevation.

EN SUITE

8'10" x 3'3" (2.70m x 1.01m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure with rainfall shower and additional shower handset. Pedestal wash hand basin with mixer tap. Low flush WC. Chrome heated towel rail, quality modern tiling throughout to the walls and floor, three LED ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

12'2" x 12'2" (3.73m x 3.71m)

A second double bedroom, having fitted wardrobes with hanging rails and shelving and partial mirror fronted sliding doors. Radiator, four LED ceiling spotlights, large velux roof window and floor-to-ceiling double glazed window to the rear elevation.

BATHROOM

8'9" x 7'10" (2.69m x 2.39m)

Having a modern four piece white suite with chrome fittings comprising a large oval shaped bathtub with separate floor mounted swan neck mixer tap and additional shower handset. Separate tiled shower cubicle with rainfall shower and additional shower handset. High gloss anthracite grey vanity unit with wash hand basin with waterfall mixer tap and three storage drawers beneath. Chrome heated towel rail, modern tiling throughout to the floor and walls, four LED ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

ATTACHED 1 1/2 GARAGE

17'4" x 15'11" (5.30m x 4.87m)

With wall mounted gas fired central heating boiler. Radiator, ample power points, two LED fluorescent points, rear composite door and remote controlled electric 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 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.

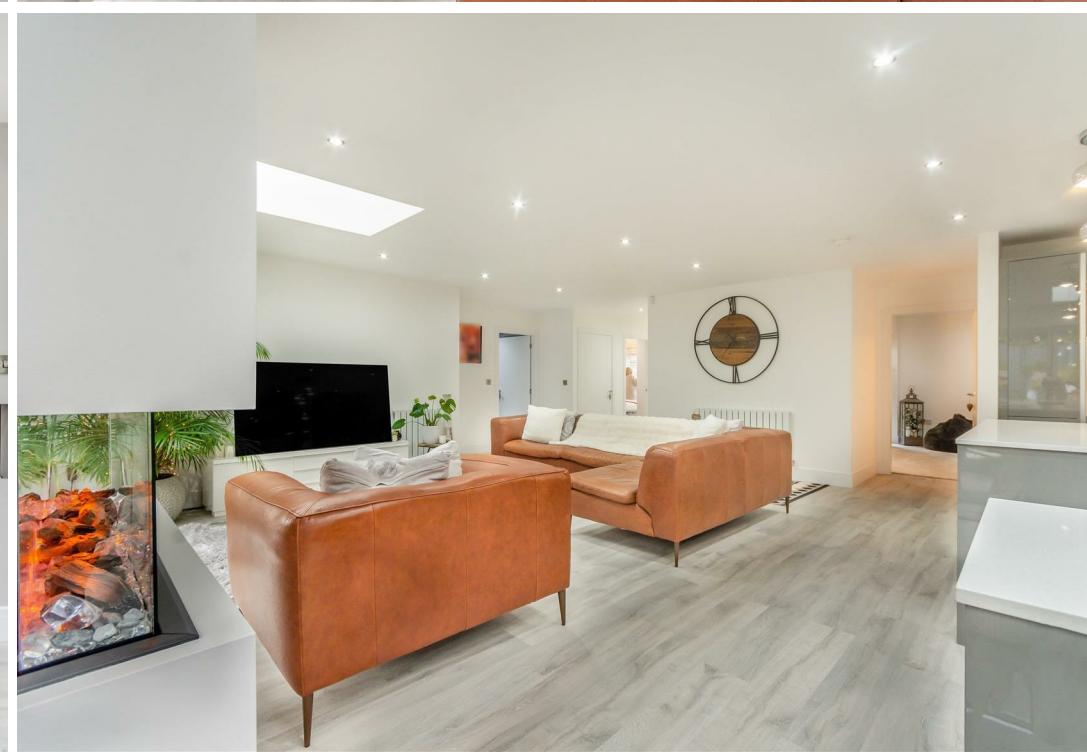
MORTGAGE ADVICE

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.





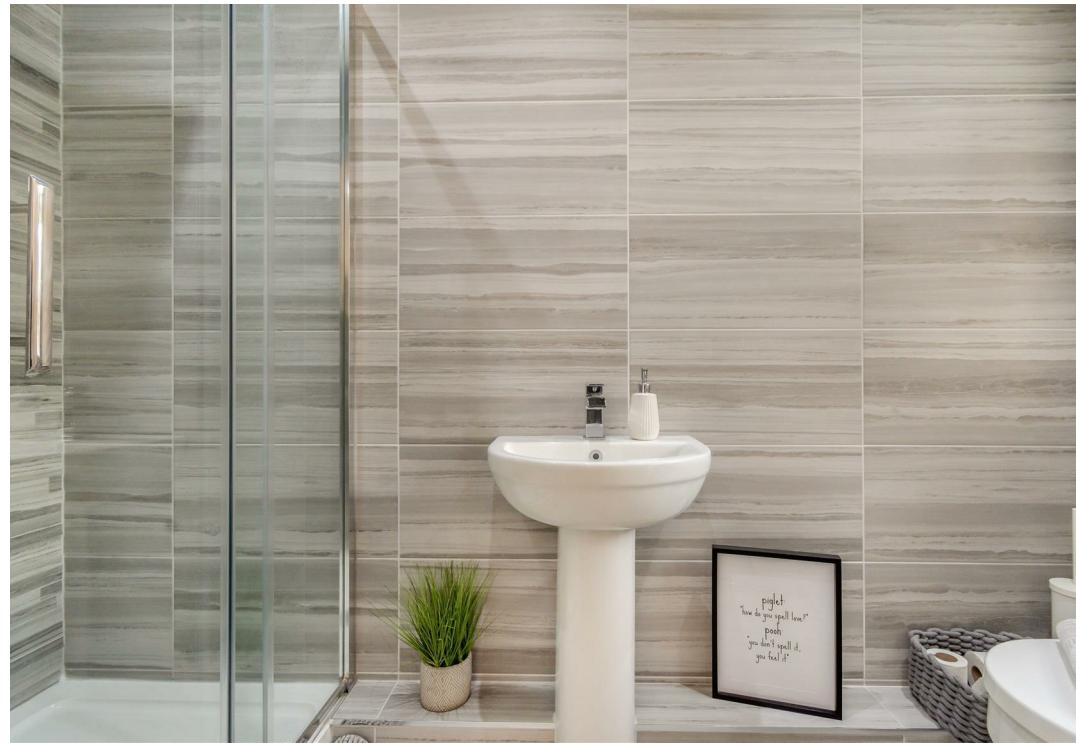












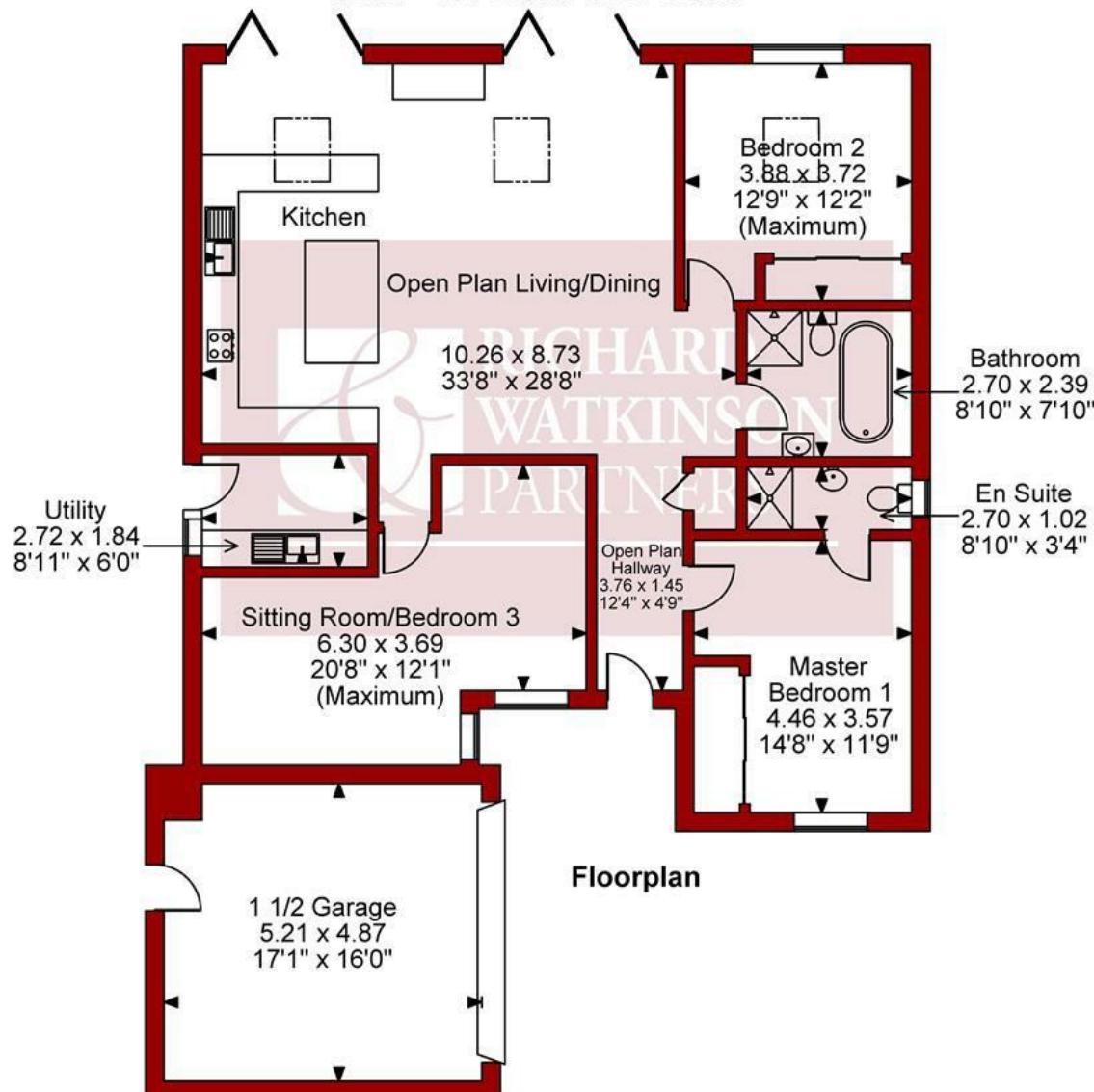








Bransdale Heights, Forest Town
Approximate Gross Internal Area
Bungalow = 132 SQ M / 1417 SQ FT
1 1/2 Garage = 25 SQ M / 273 SQ FT
Total = 157 SQ M / 1690 SQ FT



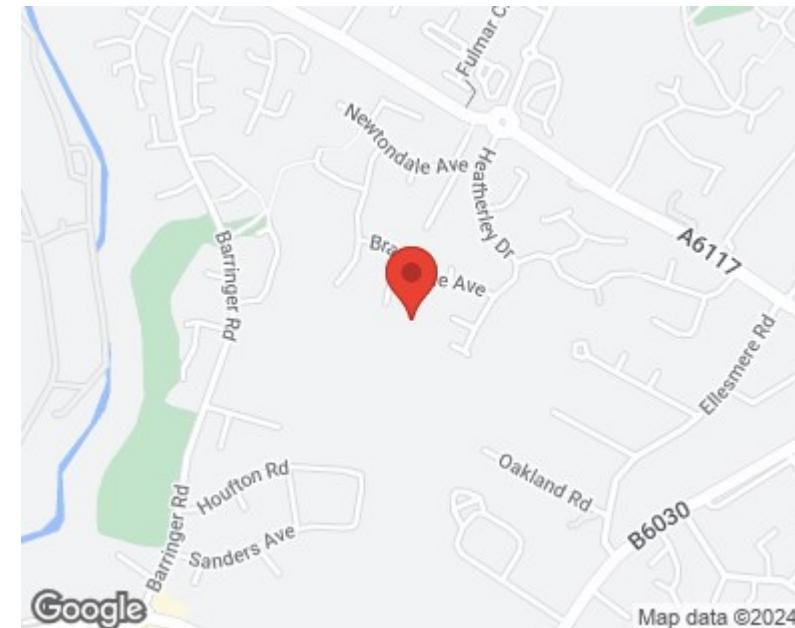
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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 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			
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



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