



## 69 Derwent Avenue, Mansfield

Offers over £220,000 Freehold

EPC RATING: D • IMMACULATELY PRESENTED DETACHED BUNGALOW • NO ONWARD CHAIN • 2 DOUBLE BEDROOMS, EXTENDED KITCHEN DINER & UTILITY • EXTRA LAND TO MAKE A WIDER PLOT



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**John Sankey**





## **Ground Floor**

### **Entrance Hall**

Dimensions: 3.71m x 2.74m (12'2" x 9'). With a uPVC double glazed door, central heating radiator, access to the loft, door to a storage cupboard and doors to two bedrooms, lounge and family bathroom.

### **Living Room**

Dimensions: 4.93m x 3.66m (16'2" x 12'). Having an adam style fire surround housing a coal effect gas fire, door to the hallway and door to the dining kitchen and uPVC double glazed bay window to the front making this a light and airy living space.

### **Kitchen**

Dimensions: 4.93m x 3.43m maximum (16'2" x 11'3" maximum). The kitchen is open plan and extended with the kitchen area fitted with a range of wall and base units, cupboards and drawers, sink unit and drainer, door to the pantry cupboard for optimum storage, uPVC window to the side, window looking into the utility room and opening into the dining area.

### **Dining Area**

Dimensions: 2.41m x 2.06m (7'11" x 6'9"). Having a uPVC double glazed window to the side, uPVC double glazed door and side window to the rear garden, radiator and door into the utility room.

### **Utility Area**

Dimensions: 2.06m x 1.93m (6'9" x 6'4"). Having a uPVC double glazed door to the rear, plumbing for a washing machine, space for a drier and wall mounted central heating boiler.

### **Bedroom No. 1**

Dimensions: 3.63m x 3.28m (11'11" x 10'9"). Having a uPVC double glazed window to the front and radiator.

### **Bedroom No. 2**

Dimensions: 3.02m x 2.74m (9'11" x 9'). Having a uPVC double glazed window to the rear and radiator.

### **Bathroom**

Dimensions: 2.41m x 1.70m (7'11" x 5'7"). Having a large walk in shower, fully tiled walls, wash hand basin, low flush w.c. and central heating radiator. Resin floor and uPVC double glazed window to the side.

## Outside

To the front of the property is fully enclosed with double gates leading to the driveway proving off street parking for several vehicles, low maintenance front and side garden. Please note there is an extra plot to the side additional to other bungalows on the avenue that the vendors purchased additionally. The rear garden is fully enclosed with a low maintenance walled area, slabbed patio area and low maintenance pebbled area with mature bushes and plants.

## Garage

Dimensions: 4.85m x 2.64m (15'11" x 8'8"). Attached to the property with up and over door, lighting and electricity and pedestrian door leading to the rear garden.

## Additional Information

Tenure: Freehold

Council Tax Band: C

Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker. NO ONWARD CHAIN.

