





29 Hereford Avenue, Mansfield Woodhouse

Offers Over £250,000

TWO BEDROOM DETACHED BUNGALOW. EPC RATING: A • PRACTICAL MAIN BEDROOM WITH FITTED WARDROBE AND STORAGE • GENEROUSLY SIZED KITCHEN/DINER LEADING TO THE OUTDOOR LIVING AREAS THROUGH DOUBLE DOORS • WELL EQUIPPED KITCHEN WITH UNDERFLOOR HEATING • SOLAR PANELS AND EV CHARGING POINT • RELAXING AND WELL MAINTAINED REAR GARDEN • DRIVEWAY PROVIDING OFF ROAD PARKING















Entrance Hall

A welcoming entrance hall that guides you through the home. The space includes a central heating radiator and power points, creating a warm and inviting entrance to the home.

Lounge/Diner

23' 2" x 9' 7" (7.06m x 2.92m)

A generously sized open-plan lounge and dining area offering ample space for a dining table to seat up to four people. The room features a stylish mantelpiece with a gas fire, double opening doors that lead out to the rear garden—seamlessly blending indoor and outdoor living—and UPVC double glazed windows that fill the room with natural light. Central heating radiators and power points complete this versatile and comfortable space.

Kitchen

16' 5" x 8' 2" (5.00m x 2.49m)

A beautifully presented and modern kitchen fitted with a range of wall and base units offering excellent storage and functionality. The units house an integrated double oven, induction hob, dishwasher, fridge freezer ,washer and dryer, and a 1½ sink. The kitchen further benefits from space for additional appliances, underfloor heating, central heating radiators, power points, spotlights, and a UPVC double glazed window. A side door provides direct access to the rear garden.

Bedroom No 1

14' 5" x 10' 6" (4.39m x 3.20m)

A generous double bedroom featuring a UPVC double glazed bay window that enhances the sense of space and floods the room with natural light. The room includes fitted wardrobes and built-in storage, offering excellent practicality and convenience, as well as a central heating radiator and power points.

Bedroom No 2

9' 8" x 7' 9" (2.95m x 2.36m)

A comfortable second double bedroom featuring a central heating radiator, power points, and a UPVC double glazed window overlooking the front of the property.

Bathroom

A modern and stylish bathroom featuring underfloor heating, a low flush WC, and a vanity sink with mixer tap set within a fitted base unit for added storage. The bathroom also includes a bath with mains-fed shower, heated towel rail, power points, spotlights, and a UPVC double glazed window providing natural light and ventilation.

Outside

The property benefits from a driveway providing off-road parking and a small front garden area, enhancing its curb appeal. To the side, gated access leads down the driveway to the rear garden through a second gate, ensuring both convenience and privacy. The rear garden offers a delightful outdoor living space featuring a decked seating area, perfect for relaxing or entertaining. A lawned area bordered by mature shrubbery adds a touch of greenery and character, while a further patio space provides additional versatility for outdoor dining or leisure.

Additional Information

Tenure: Freehold Council tax band checker:B Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. The property has an electric vehicle charging point and solar panels that save roughly just under £1000 a year









These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

Nestled in a **quiet cul-de-sac**, this charming property offers both **practicality and convenience**—perfect for those seeking a comfortable and low-maintenance home.

Upon entering, you're welcomed by a **bright entrance hall** that leads you through the property. The **spacious lounge/diner** provides ample room for relaxation and entertaining, with **double doors opening onto the rear garden**, seamlessly blending indoor and outdoor living.

The **modern kitchen** is well-equipped with a range of fitted units, integrated appliances, and the added comfort of **underfloor heating**. There are **two double bedrooms**, with the main bedroom featuring a **bay window** and **fitted storage**, enhancing space and natural light. Completing the interior is a **contemporary bathroom**, also benefiting from **underfloor heating** for a touch of luxury.

Outside, the property offers a **driveway providing off-road parking** and a **front garden area** with mature planting that enhances its curb appeal. **Gated side access** leads to the **rear garden**, a **peaceful and low-maintenance retreat** featuring both patio and lawned areas—ideal for relaxing or entertaining.



