Sunview, 24 Budby Avenue, Mansfield, Nottinghamshire, NG18 3JB

£239,995

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- Extended Detached Bungalow
- En Suite & Bathroom
- Separate Lounge
- UPVC Double Glazing
- Block Paved Driveway & Detached Garage

A three bedroom detached bungalow in excellent condition throughout occupying a large
plot extending to circa 0.217 of an acre. The property was extended to the rear in 2012
creating an en suite, utility and a large open plan living kitchen.

The accommodation includes an entrance hall, lounge, open plan living kitchen, utility, three
bedrooms, en suite and a bathroom. The property has an alarm system, UPVC double glazing
and gas central heating.

The property occupies a fantastic plot with a low maintenance frontage and a block paved
driveway leading to a detached single garage. The rear garden features a paved patio, central
lawn and a large pond. There are a variety of mature shrubs, plants and fruit trees, and a
small orchard garden area at the end of the plot.

AN OPEN FRONTED STORM PORCH LEADS TO AN OBSCURE UPVC DOUBLE GLAZED
FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

**ENTRANCE HALL**

- 21'1" x 3'4" (6.43m x 1.02m)
  - With alarm pad, loft hatch and radiator.

**LOUNGE**

- 11'9" x 11'8" (3.58m x 3.56m)
  - Having a cast iron fireplace with a coal effect gas fire with marble hearth. Radiator and
double glazed window to the front elevation.

**OPEN PLAN LIVING KITCHEN**

- 21'6" x 13'4" max (6.55m x 4.06m max)
  - (12'10" into kitchen). Having a range of units with solid oak door fronts comprising wall
cupboards, base units and drawers with rolled edge working surfaces over. Inset one and a
half bowl stainless steel sink with drainer and 'swan-neck' mixer tap, tiled splashbacks.
  - Integrated fridge, double oven, four ring electric hob and stainless steel extractor hood over.
  - Solid oak floor to the dining/living area, two radiators, double glazed window to the rear
elevation and double glazed sliding patio door leading out on to a paved patio.

**UTILITY**

- 5'5" x 5'4" (1.65m x 1.63m)
  - Having wall and base units with solid oak door fronts. Inset stainless steel sink with drainer
and mixer tap, tiled splashbacks. Plumbing for a washing machine, radiator, wall mounted
central heating boiler and UPVC double glazed rear door.

**BEDROOM 1**

- 11'7" x 11'7" (3.53m x 3.53m)
  - A spacious double bedroom with radiator, cupboard housing the electricity meter and fuse
box, and double glazed window to the front elevation.

**BEDROOM 2**

- 11'8" x 11'2" (3.56m x 3.40m)
  - With radiator and double glazed window to the side elevation.

**EN SUITE**

- 6'5" x 5'5" (1.96m x 1.65m)
  - Having a three piece suite in white comprising a double shower enclosure with an electric
shower. Low flush WC and vanity unit with inset wash hand basin with mixer tap and storage
cupboard beneath. Chrome heated towel rail, fitted shelving area, shaver point and extractor fan.

**STUDY/BEDROOM 3**

- 11'10" x 5'2" (3.61m x 1.57m)
  - With double panel radiator and double glazed window to the side elevation.

**BATHROOM**

- 11'10" x 5'1" (3.61m x 1.55m)
  - Having a three piece suite in white comprising a panelled bath with mixer tap and shower
over. Low flush WC and vanity unit with inset wash hand basin with mixer tap and storage
cupboard beneath. Chrome heated towel, storage cupboard with shelving and obscure
double glazed window to the side elevation.

**OUTSIDE**

The property is set behind a low walled frontage with double wrought iron gates leading on
to a block paved driveway with parking for two cars. There is a low maintenance frontage
with gravel and gates on each side providing access to the rear. Double timber gates leads
through to a block paved car/caravan standing area in front of a detached single garage. The
large rear garden is a particular feature, firstly having an extensive paved patio extending the
full width of the property with a retaining wall boundary. There is a lawn, large pond, and a
wealth of mature shrubs, plants and trees including fruit trees. Situated at the end of the plot
and separated by trellis fencing is a small orchard garden with a selection of trees.

**DETACHED GARAGE**

- 15'9" x 8'2" (4.80m x 2.49m)
  - Equipped with two double power points and two fluorescent light points, alarm system. Up
and over door, side entrance door and two windows.

**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.
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.

Thinking of selling? For a FREE no obligation quotation call 01623 626990