

## 112 Delamere Drive, Mansfield, Nottinghamshire NG18 4DD

**GUIDE PRICE £230,000 TO £240,000**

\*GUIDE PRICE £230,000 TO £240,000\* This simply gorgeous and modern DETACHED BUNGALOW is something quite special having undergone complete refurbishment within the last eighteen months including completely reconfiguring the inside the owners have managed to create a light and spacious family home. Comprising briefly of THREE GOOD SIZED BEDROOMS with a master en suite and a quality fitted bathroom. The main hub of the house however is this spacious open plan living kitchen area which boasts high gloss units with plenty of space and integral appliances which creates an ideal space to entertain and quite simply has the wow factor. The garden to the front has recently been improved now having parking for two cars to the front with a drive which continues to the side providing further parking. There is a lawned front garden with a white stone path. The rear garden is mostly laid to lawn with a patio area and a garage with an up and over door, power and lighting. One thing also of particular note is the bungalow backs onto the orchard area of the park which in our opinion is another huge advantage.



### How to find the property

Take the Nottingham Road A60 out of Mansfield continuing past Il Rosso and the Talbot turning left after the speed camera into Forest Road. Continue along Forest Road until taking the third right turn into Delamere Drive where the property can be found on the left hand side clearly marked by one of our signboards.

### Open Plan Living Kitchen Area

30'3" x 12'9"

This beautiful light and airy space is the main hub of the home comprising of modern high gloss kitchen units with integral appliances including a Samsung five ring gas hob, a one and a half bowl sink and drainer unit with mixer tap, integral double oven, fridge freezer and dishwasher with a square edged work surface which provides plenty of working space.



### Living area

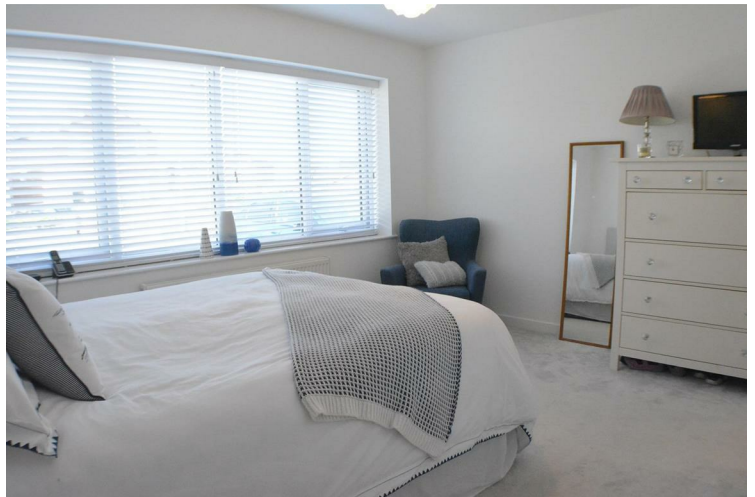
The living area is a superb size with uPVC double glazed windows and French doors providing plenty of natural light and access out to the garden. There is a chrome heated towel rail and a central heating radiator, along with ample power points, satellite TV point and spotlights to the ceiling. An internal door leads to the inner hallway. The inner hallway has loft access, a central heating radiator and power points. Internal doors lead to all of the bungalows accommodation.



### Bedroom No. 1

16'5" to doorway reducing to 9'9"x 13'3" (5.00m" to doorway reducing to 2.97m"x 4.04m" )

A lovely sized double bedroom having a uPVC double glazed window to the front aspect providing the room with plenty of light. A central heating radiator, phone and power points with an opening to the en suite.





### En Suite

The en suite is a modern three piece suite comprising briefly of a low flush w.c., a fitted sink with free standing mixer tap with a square edge working surface and storage beneath. A double shower cubicle with sliding glazed doors and feature wet wall boarding to the cubicle. There are spotlights to the ceiling, a chrome heated towel rail and extractor fan.



### Bedroom No. 3

13'3" x 5'9" (4.04m x 1.75m)

The third bedroom is deceptively spacious having dual aspect uPVC double glazed windows providing plenty of natural light. Central heating radiator and power points.



### Bathroom

The stylish bathroom briefly comprises of a low flush w.c., a vanity sink unit with water fall style tap and storage beneath. A 'P' shaped bath with mains fed shower and fitted glazed screen with part tiling to the walls. There is a chrome heated towel rail, spot lights to the ceiling, extractor fan and uPVC a double glazed window to the side aspect.



### Bedroom No. 2

11'8" to doorway x 10'8" (3.56m" to doorway x 3.25m")

Another double bedroom benefitting from a uPVC double glazed window to the front, a central heating radiator and power points.



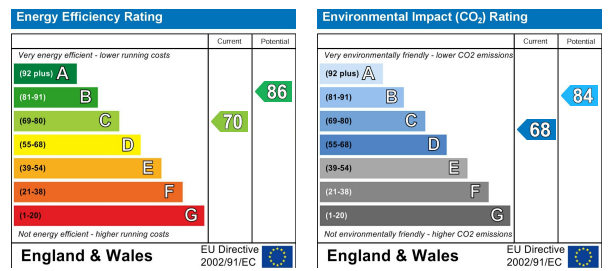
### Gardens front

The front has a driveway providing parking for two cars with a white gravel path separating the lawn. The driveway continues to the side of the property providing further parking, access to the main entrance door, garage with up and over door, power and lighting along with access to the rear garden.



### **Gardens rear**

The rear garden is mostly laid to lawn with some dug out borders with shrubs planted. There is also a paved patio area and an outside tap. There is access to the side of the property leading around to the front and to the garage. One thing in particular to note with the garden is that it backs onto the orchard area of the park.



Please conduct all negotiations connected with this property through our office.

Mortgage advice is available through FIDUCIA Comprehensive Financial Planning Limited. Please contact us for further details on 01623 627247. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

John Sankey MBE FNAEA, Beryl Sankey FNAEA - Partners



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These particulars are believed to be correct, but are not a guaranteed, do not form part of any contract and should be verified by personal inspection of the property. We have not tested or checked any appliances, fixtures, central heating etc. where fitted.