



**5 Holbrook Close, Pleasley, Mansfield,
Derbyshire NG19 7QP**

Offers Over £210,000

Tel: 0115 9680268



- Detached Bungalow
- Quaint Cul-De-Sac Position
- Private Landscaped Rear Garden
- Off Road Parking
- No Upward Chain
- Viewing Highly Recommended
- Bathroom With Double Shower
- Two Generous Bedrooms

A wonderfully placed well loved detached bungalow. With the rarity of available bungalows in the current market. This charming two bedroom detached bungalow proves to be a truly fantastic opportunity to purchase a spacious yet manageable sized home situated on a lovely quaint cul-de-sac of only four other bungalows being located in an ever popular location just off Newboundmill Lane. We cannot stress how essential an early viewing is, as we do not expect this property to be available for long.

The accommodation comprises a welcoming light and bright entrance hall with open plan access into the pleasant kitchen fitted with a range of shakerstyle units. A generous living room with a lovely outlook over the landscaped rear garden. There is also an inner hallway with access into two bedrooms and a bathroom with double bath width wall in shower.

Externally, this property stands proudly in an elevated position on this lovely quaint cul-de-sac and enjoys open field views over the opposing garages from the front rooms. The plot itself is both well proportioned and equally manageable with a low maintenance frontage which includes a driveway, levelled front garden area which is pebbled to reduce the level of maintenance. To the side of the bungalow there is some extremely quality powder coated secure locking gates that open up to toward the side porch and also to a further secure gate that opens onto the rear garden. The rear garden enjoys two patio sitting areas, central lawn with borders surrounding all sides which are well stocked with mature and established ever green shrubs and plants. There is also a garden shed that will be included within the sale, external power points and secure fenced boundaries to all sides.

AN OBSCURE DOUBLE GLAZED SPLIT PANEL FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

w: 2.92m x l: 1.7m (w: 9' 7" x l: 5' 7")

An open naturally light entrance hall with a radiator, ceiling light point and a storage cupboard housing the Baxi Platinum combi boiler.

KITCHEN

w: 3.38m x l: 2.36m (w: 11' 1" x l: 7' 9")

A neutral shaker style breakfast kitchen with a range of wall cupboards and base units with working surfaces over. Inset stainless steel sink with drainer and mixer tap. Integrated oven, four ring gas hob with stainless steel extractor hood over. There is plumbing for a washing machine, space for a large freestanding fridge/freezer, breakfast bar area, ceiling light point and a double glazed window to the front elevation with a pleasant open field view over the top of the opposing garages.

LOUNGE

w: 5m x l: 3.35m (w: 16' 5" x l: 11')

A spacious lounge with a feature fireplace with inset log burner, radiator, ceiling light point, double glazed window over looking the lovely landscaped rear garden and a UPVC door opening into the side porch.

SIDE PORCH

w: 1.88m x l: 1.07m (w: 6' 2" x l: 3' 6")

A double glazed side porch with a UPVC door opening onto the rear garden.

INNER HALLWAY

w: 2.36m x l: 0.91m (w: 7' 9" x l: 3')

Accessed off of the open plan hallway with a ceiling light point.

BEDROOM ONE

w: 4.19m x l: 2.82m (w: 13' 9" x l: 9' 3")

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM TWO

w: 2.92m x l: 2.16m (w: 9' 7" x l: 7' 1")

A second well proportioned bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BATHROOM

w: 1.96m x l: 1.88m (w: 6' 5" x l: 6' 2")

A shower room with three piece suite comprising a double width shower enclosure, wash hand basin with chrome mixer tap and a Low flush WC. There is also a chrome heated towel rail, ceiling light point and an obscure double glazed window to the front elevation.

OUTSIDE

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VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268

TENURE

The property is being sold as a freehold. With vacant possession on completion.

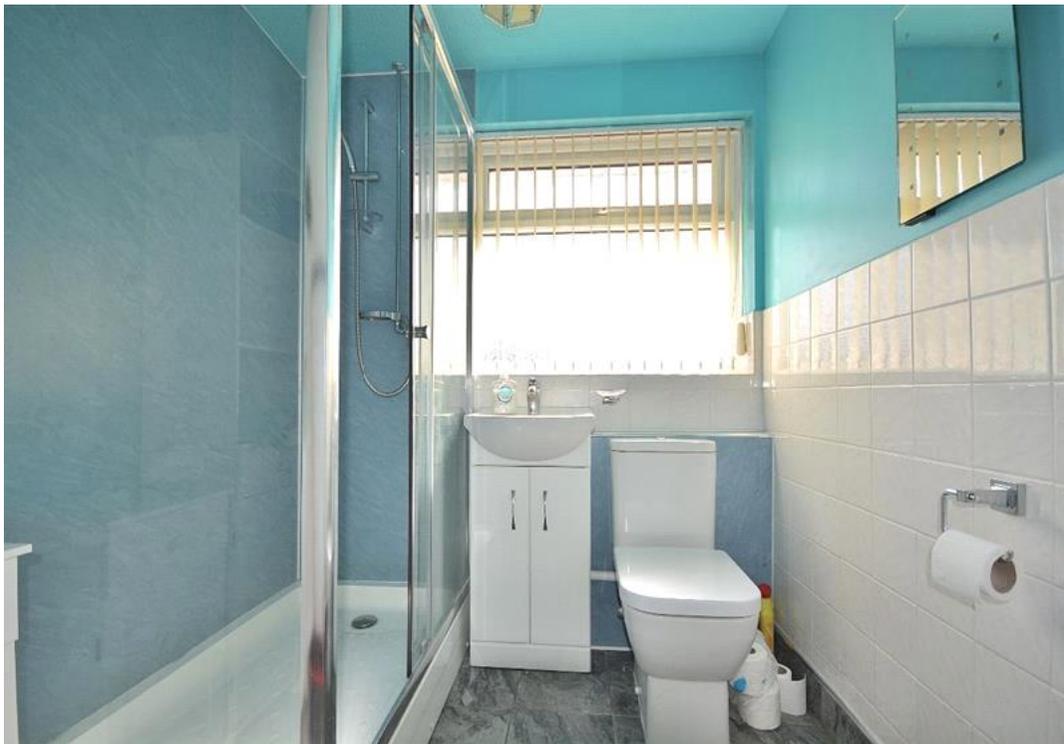
MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

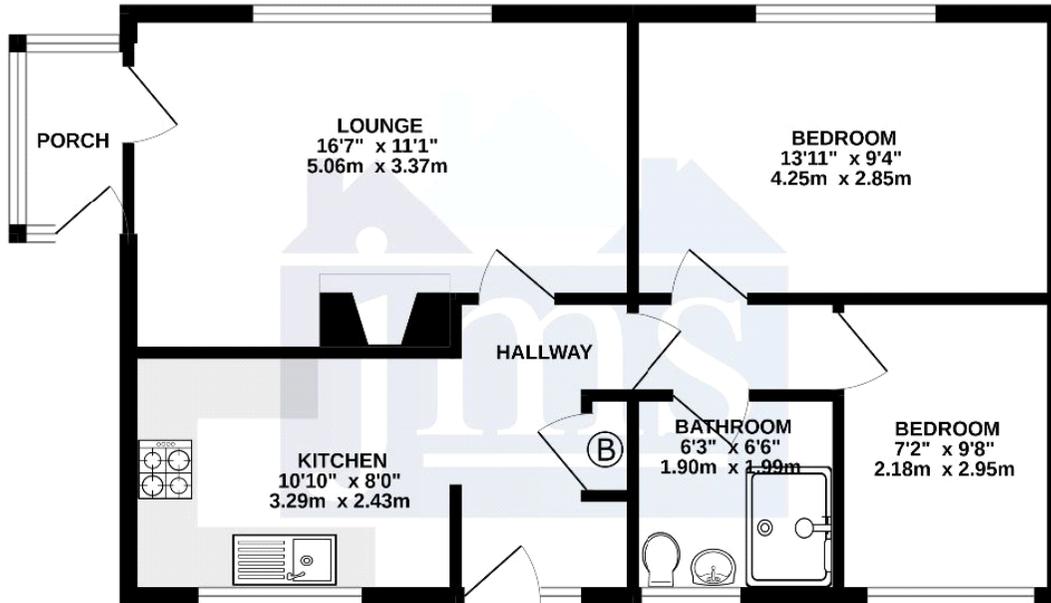
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







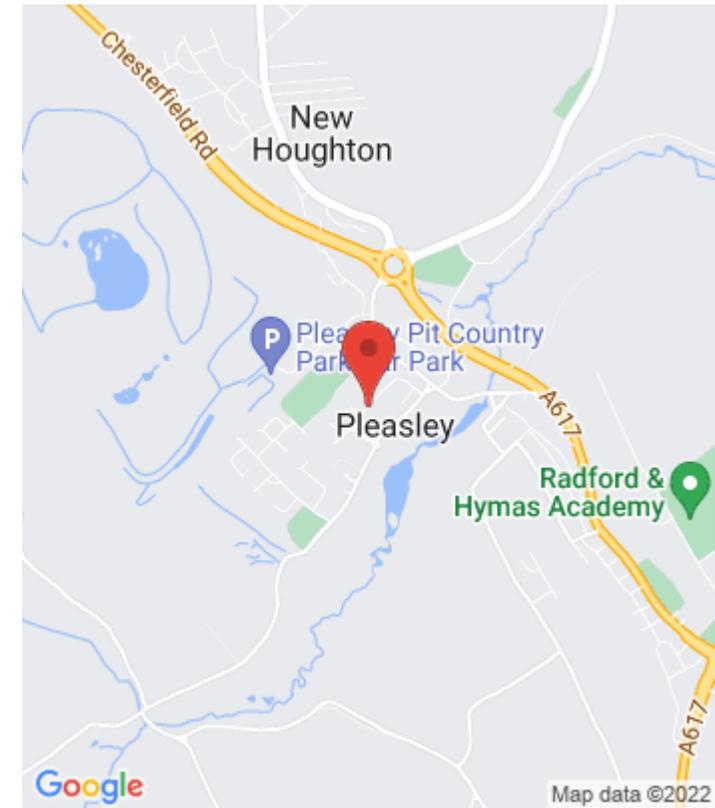
GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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