



27 The Avenue  
Mansfield | Nottinghamshire | NG18 4PD

FINE & COUNTRY



# 27 The Avenue

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A beautifully presented detached family home situated on The Avenue, one of Mansfield's most desirable addresses.

- Beautifully Presented Detached Family Home
- Highly-Regarded Locality
- Generous Accommodation Over Two Floors
- Approximately 2221sq.ft In All
- Open-Plan Living/ Dining Kitchen
- Formal Lounge & Ground Floor WC
- 4 Double Bedrooms & 2 Bathrooms
- Landscaped Gardens to Front & Rear

## THE PROPERTY

Originally constructed in 1969 and acquired by its current occupiers in 2016, this property has been extended and renovated throughout over more recent years by its owners to create a fabulous home which caters perfectly for modern day living. Enjoying approximately 2221 sq.ft of practically arranged and generously proportioned accommodation arranged over two floors, an extensive frontage with charming landscaped south-facing garden to its rear and a highly-regarded locality just a stone's throw from the abundance of amenities which Mansfield Town offers, this property is certain to impress and early viewing comes highly recommended.

## THE ACCOMMODATION

Upon entering the home, you are immediately greeted by a generous entrance hall which gives an early indicator of the quality found within, as well as providing access to much of the principal ground floor accommodation. In brief, this comprises of: a stunning open-plan living/ dining kitchen with a social central island and bi-folding doors leading out onto the terrace, formal lounge spanning over 22' across, a WC and internal access to the integral double garage where you can find a useful utility area. To the first floor and leading off the spacious landing, there are 4 double bedrooms, en-suite shower room to the principal bedroom and a family bathroom.















#### GARDENS & GROUNDS

The attractive frontage offers an enclosed space with a substantial block paved driveway capable of accommodating a number of vehicles as well as giving access to the integral double garage via electrically operated doors. The south-facing rear garden offers a fantastic and low-maintenance space for families to enjoy. Fenced to all sides with a generous lawned area and stocked borders, the highlight of this space is undoubtedly the extensive terrace, which spans the entire width of the home and benefits from a aluminium pergola with a remote control electric roof.

#### LOCATION

The market town of Mansfield is located approximately 12 miles north of Nottingham City Centre and has developed substantially from its mining and textile industry past into a large residential and commercial district. Mansfield benefits from a broad selection of local amenities which you would come to expect from a town of its size. A theatre, restaurants, public houses, bars, banking, convenience stores, supermarkets, a shopping centre and numerous recreational activities are just a small selection of what Mansfield has to offer. The area benefits from an extensive transport network, with Mansfield railway station linking the town to Nottingham and Worksop, several bus operators with vast operating areas and a number of significant arterial roads.

#### DISTANCES

Mansfield Town Centre 2.5 miles  
 Chesterfield 14.5 miles  
 Nottingham 14 miles  
 Kings Mill Hospital 3.5 miles  
 M1 Motorway (J27) 6.5 miles  
 A60 1 mile  
 Newark Northgate Station 19 miles  
 Sherwood Pines 7 miles  
 Clumber Park 17 miles  
 Rufford Abbey Country Park 10 miles

#### TENURE

Freehold.

#### SERVICES

Mains electricity, gas, water, and drainage are understood to be connected.

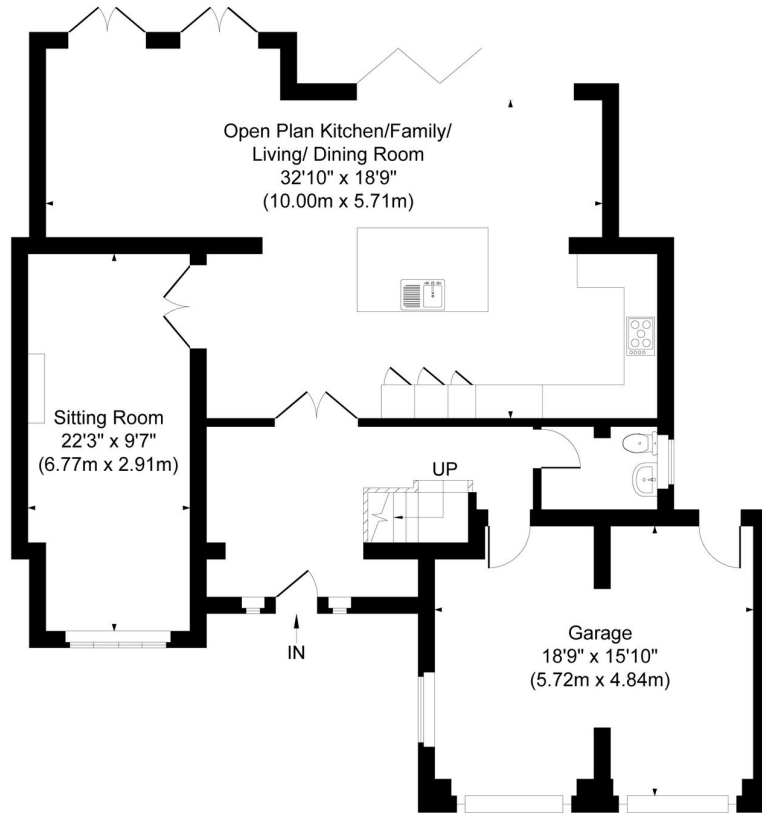
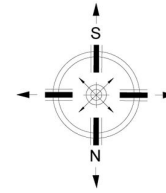




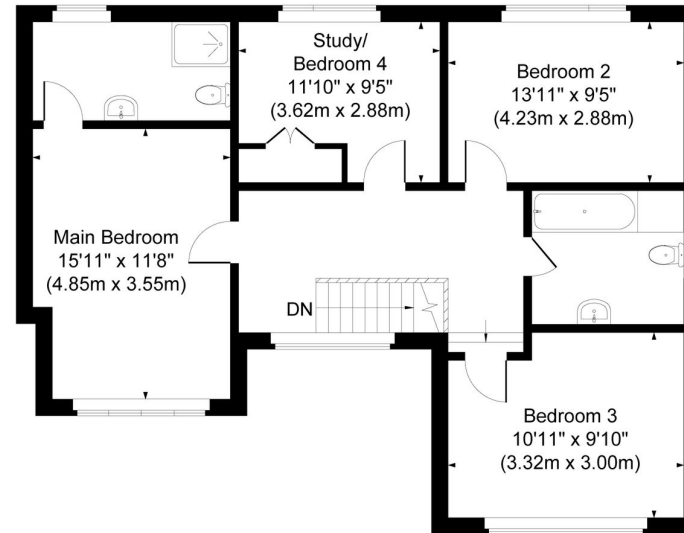




**27 The Avenue, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 179 sq.m/1929 sq.ft**  
**Garage = 27 sq.m/292 sq.ft**  
**Total = 206 sq.m/2221 sq.ft**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	73	82
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		





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