



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - higher energy costs	
100-120	G
91-100	F
81-90	E
71-80	D
61-70	C
51-60	B
41-50	A
31-40	A
21-30	A
11-20	A
1-10	A

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John Sankey
Estate Agents

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Total area: approx. 117.7 sq. metres (1267.1 sq. feet)
 Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using FloorPlanner.



John Sankey

Beau Vale, 1 Thorn Avenue, Mansfield, Notts, NG19 7ET
 £265,000

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Thorn Avenue

Mansfield

Viewing is absolutely essential to appreciate this traditional Detached House with some delightful original features situated in a sought after residential cul-de-sac location close to schools, bus route, A38/M1 transport links with Mansfield town centre, Sutton In Ashfield and Chesterfield town centre accessible all in different directions with all the amenities that they provide. The accommodation comprises of a porch, entrance hallway with original parquet floor, entrance door and side windows, doors to downstairs w.c., lounge with open fire and original floor, dining room overlooking the rear garden, refurbished kitchen and conservatory opening up into the garden. The first floor boasts THREE BEDROOMS, refurbished family bathroom and access to the loft which is boarded with loft ladder and light. Externally there is a driveway providing off street parking leading to the GARAGE with gated access to the rear enclosed garden.

How to find the property

Leave Mansfield via Chesterfield Road, continue through the traffic lights adjacent to Tesco superstore then take the fifth left onto Thorn Avenue and the property is on the left hand side clearly marked by one of our signboards.

Ground Floor

Porch

With uPVC double glazed doors bespoke archway shape leading to the front door and beautiful stained glass side windows that are traditionally in keeping with this property.



Entrance Hall

The hallway has a traditional parquet floor with central heating radiator, stairs leading to the first floor, doors to the lounge, dining room, w.c. which has recently been installed and kitchen.

Lounge

15'1" x 11'2"

With a uPVC bay window to the front, central heating radiator, parquet floor, open fire with traditional hearth and surround in keeping with the era of the property.

Dining Room

12'1" x 11'7"

With a uPVC door and side windows and central heating radiator.

Kitchen

8'5" x 16'3"

With a uPVC double glazed window to the rear and side making this a light and airy room, fitted with a contemporary range of wall and base units, cupboards and drawers, gas hob and oven with extractor fan over, space for a fridge freezer, plumbing for a washing machine, tiled floor and door leading into the conservatory.

Conservatory

8'2" x 16'2"

With part wall and part uPVC double glazed with doors leading out to the rear garden.

Downstairs W.C.

Recently fitted by current vendor with a low flush w.c. and sink coming from the hallway.

First Floor

Stairs and Landing

Bedroom No. 1

15' x 11'5"

With a uPVC bay window to the front, central heating radiator and laminate floor.

Bedroom No. 2

12'03" x 11'4"

With a uPVC double glazed window to the rear, radiator and laminate floor.

Bedroom No. 3

7'4" x 8'6"

With laminate floor, uPVC window to the front and radiator and access to the loft which has a loft ladder, lighting, electricity and is boarded.

Family Bathroom

Recently renovated with walk in double shower, low flush w.c., wash hand basin in vanity unit with drawers, chrome heated towel rail, complimentary tiled walls and floor and spotlights to the ceiling.

Outside

Gardens Front

To the front of the property there are double wrought iron gates leading to off street parking for at least two vehicles leading to the detached garage with up and over door, pedestrian door to the side and uPVC window to the rear.

Gardens Rear

Fully enclosed, laid to lawn with slabbed patio area and door leading into the conservatory. Viewing is essential to appreciate this property.

Additional Information

Tenure: Freehold

Council Tax Band: C

