

England & Wales	
EU Directive 2002/91/EC	
Very low energy building - lower CO <sub>2</sub> emissions	A
Low energy building - lower CO <sub>2</sub> emissions	B
Medium energy building - lower CO <sub>2</sub> emissions	C
High energy building - lower CO <sub>2</sub> emissions	D
Very high energy building - lower CO <sub>2</sub> emissions	E
Highly energy intensive building - higher CO <sub>2</sub> emissions	F
Very high energy intensive building - higher CO <sub>2</sub> emissions	G

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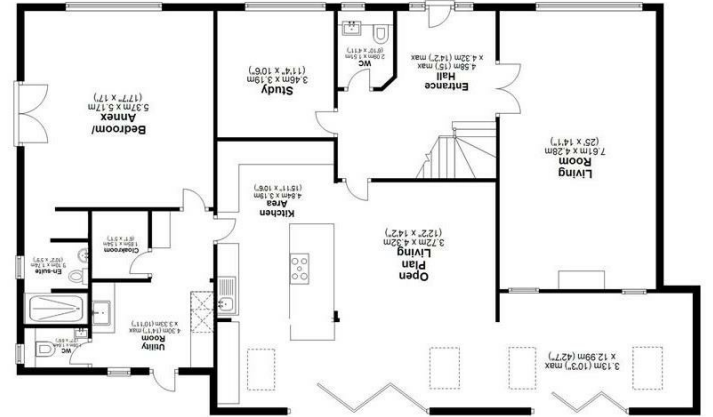
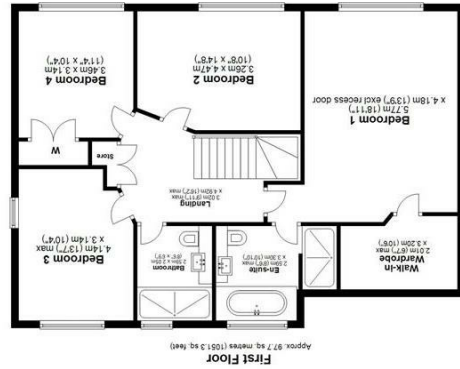


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40 The Avenue, Mansfield, NG18 4PD  
 Asking Price £795,000



# The Avenue

## Mansfield

Welcome to this versatile property that seamlessly blends comfort and style, offering 4/5 bedrooms to suit your needs. Step into the lounge with its captivating stone-effect decorative fireplace, providing a cozy retreat. A dedicated study adds a private space for work or leisure. The open-plan living kitchen area takes centre stage, flawlessly presented as the heart of the home.

All bedrooms are generously sized, each a double, with two boasting ensuite facilities for added convenience. The property features two downstairs WCs, ensuring practicality for daily living. The L-shaped large garden is a splendid outdoor retreat, complemented by a summer house/bar – an ideal space for entertaining guests or hosting gatherings.

A generous driveway to the front, coupled with double gates, ensures ample parking and privacy. The interior exudes a modern, stylish, and contemporary atmosphere, presented to a high standard throughout. Nestled in one of the most prestigious postcodes in Mansfield, this property invites you to experience refined living in a coveted location.

### How To Find The Property

Leave Mansfield town centre via the A60 Nottingham Road and at the traffic lights at High Oakham turn left onto Berry Hill Lane, at the mini roundabout turn right onto Lichfield Lane then carry on down and left into North Park/The Avenue and the property is situated further down the road on the right hand side clearly marked by one of our sign boards.

### Entrance Hall

Welcome to the spacious and grand entrance hall. A warm and inviting start to this beautiful home. A striking staircase and well-placed spotlights add a touch of charm. Doors lead to the study, lounge, and the open-plan living kitchen, with the convenience of a downstairs WC. It's a comfortable and stylish introduction to your new home.

### Living Room

25'0" x 14'1"

A generously proportioned and light-filled space, the lounge boasts dual-aspect UPVC double glazed windows that flood the room with natural light. The grand decorative stone effect fireplace, while purely for aesthetic purposes, adds an elegant touch. With spotlights gracing the ceiling, two central heating radiators, a TV point and ample power points, this room exudes a luxurious ambiance, perfect for both relaxation and entertainment.

### Downstairs WC

The downstairs WC is a stylish retreat. It features a work surface with a sink adorned with a gold mixer tap, providing a touch of sophistication. The WC is modern and fresh, complemented by convenient storage. Inset spotlights to the ceiling, while a UPVC double glazed window to the front aspect and a heated towel rail add both practicality and luxury to this space.

### Study

11'4" x 10'6"

Located at the front of the house, the study is a highly versatile space that can easily transform into a dining room, hobby room, child's playroom, or even a second sitting area. The decor exudes a crisp and clean feel, contributing to the overall modern aesthetic of the property. Brightened by a UPVC double glazed window to the front, the room is illuminated with spotlights to the ceiling. A central heating radiator and ample power points add convenience to this adaptable and inviting space.

### Open Plan Living Kitchen Area

42'7" x 15'11"

An awe-inspiring space that stands as the heart of the home, this area has been extended to create a stunning environment for both entertaining and daily living. Divided into three distinct sections, it seamlessly combines a spacious seating area with a beautiful, crisp kitchen. The kitchen boasts a full-height fridge and freezer, integral dishwasher, double oven, and a Smeg induction hob elegantly positioned on the island, which also offers seating space. Ample storage is provided by plenty of wall and base units, complemented by a sink and drainer unit with a mixer tap. Abundant work top space is illuminated by skylights windows and spots in the ceiling, allowing natural light to flood the room. The dining area, with the luxury of underfloor heating in the extended portion, accommodates seating for at least 6 to 8 people comfortably. Two sets of bifold doors not only open out onto the rear garden. An internal door also leads seamlessly into the utility area, enhancing the overall flow of this magnificent space.

### Utility

14'1"max x 10'11"

This functional space showcases stylish dark units with gold handles, adding a touch of sophistication. The worktop features a counter sink with a mixer tap, providing a convenient area for various tasks. Equipped with space and plumbing for a washing machine and condensing tumble dryer, it ensures practicality. Access to the boiler room offers ample walking storage space for coats, shoes, and everyday home items. A central heating radiator, while internal doors lead to the second downstairs WC and the annex bedroom. A UPVC door provides convenient access to the garden, and spotlights in the ceiling offer light.

### Second WC

The second downstairs WC exudes elegance with its two-tone units, incorporating a low flush WC seamlessly matched with dark units adorned with gold handles, maintaining a consistent and sophisticated theme seen in the utility. The contrasting white sink stands out effectively, complemented by a stylish gold mixer tap. Completing the ensemble is a wall-mounted chrome heated towel rail. A UPVC double glazed window to the side aspect allows natural light, along with spot lights to the ceiling.

### Bedroom 5/ Annex Room

17'7" x 17"

Formerly the garage, this recently converted space offers versatility and is ideal for various purposes. It could serve as a granny annex for elderly relatives, featuring an ensuite with a mains-fed walk-in shower, WC and sink unit. Alternatively, it could be utilised as a teenager's room. The room boasts UPVC double glazed windows to the front and French doors to the side, providing separate access if required. Two central heating radiators ensure a comfortable environment. The strategic location adjacent to the utility room adds to its potential, offering the possibility of transforming it into an annex kitchen space.

### Annex En-Suite

This en-suite offers convenience and elegance with its walk-in shower, low flush WC, and sink unit.

### First Floor

#### Bedroom No 1

18'11" x 13'9"

The expansive principal bedroom is of a generous size, featuring a walk-in dressing room with spotlights, central heating radiators, UPVC double glazed window to the front, power points, and an internal door leading to the ensuite.

#### En-Suite

The ensuite exudes luxury with a four-piece suite, including a sink unit with a mixer tap and work surface with storage beneath, a low flush WC, and a walk-in mains fed shower with a separate shower hose. The addition of a bath, central heating radiator, and modern, contemporary finishes enhance the overall appeal of this stylish space.

#### Bedroom No 2

10'8" x 14'8"

Bedroom number two is a lovely and elegant double room with gorgeous decoration. It features a UPVC double glazed window to the front, a central heating radiator, and ample power points.

#### Bedroom No 3

13'7" x 10'4"

Bathed in natural light, featuring UPVC double glazed windows to the side and rear. Immaculately decorated, it exudes style. The room boasts a central heating radiator, power points and generous space making it a spacious double bedroom.

#### Bedroom No 4

11'4" x 10'4"

Bedroom four is well-appointed with a UPVC double glazed window offering views to the front aspect. It comes complete with the added convenience of a fitted wardrobe, providing ample storage space. Surprisingly spacious, this room is a double bedroom, equipped with a central heating radiator and power points.

#### Bathroom

The bathroom is a modern elegant space with a stylish three-piece suite. It features a walk-in shower with a contemporary black frame, and an inset sink unit with a sleek black mixer tap, set upon a work surface with storage beneath. The colour scheme is superbly coordinated, additionally, there is a low flush WC for convenience. Natural light streams in through the UPVC double glazed window to the rear.

#### Outside

The property is situated on an attractive plot, accessed through double gates at the front, where an electric cable has been installed, offering the potential for future installation of electric gates. The frontage is generously sized, featuring pillard porch, well-maintained raised beds with planted shrubs, and ample off-road parking for several vehicles. External power sources add convenience. A lawn frontage enhances the overall curb appeal.

Moving to the rear garden, which boasts a large L-shaped layout, the meticulous landscaping ensures ease of maintenance. The rear garden features a paved patio area, artificial lawns, and well-tended shrub borders, creating a delightful space for outdoor entertaining. The shed is included, offering additional storage, and an outside tap provides practicality. The layout also allows convenient access to the front of the property.

#### Summer House/Bar Room

15'2" x 9'4"

A fantastic extension to the garden, this space is equipped with contemporary base units and plumbing for a water supply. Spotlights adorn the ceiling, creating a welcoming atmosphere, and French doors open to the garden. With the growing trend of utilising such spaces for entertaining, this area is perfect for those who enjoy hosting guests. The easy access to the garden enhances the appeal, making it an ideal spot for social gatherings and relaxation.

#### Additional Information

Tenure: Freehold

Council Tax Band: G

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

