

England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A

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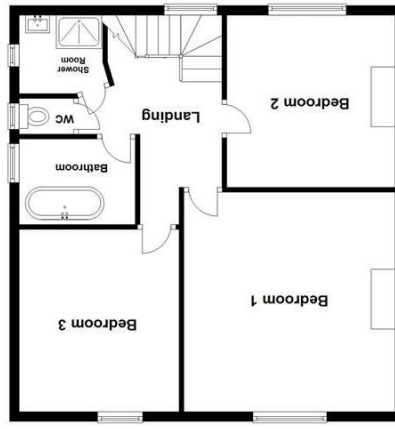


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John Sankey
 Estate Agents

What 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 Planlup.



First Floor
 Approx. 63.8 sq. metres (688 sq. feet)



Ground Floor
 Approx. 70.3 sq. metres (742.8 sq. feet)



Total area: approx. 142.1 sq. metres (1529.4 sq. feet)



John Sankey

23 Alexandra Avenue, Mansfield, Notts, NG18 5AD
 Guide Price £410,000 to £420,000

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Alexandra Avenue

Mansfield

GUIDE PRICE £410,000-£420,000 Welcome to Alexandra Avenue, Mansfield - a stunning location for this gorgeous Edwardian semi-detached house! PLEASE TAKE A LOOK AT THE PROPERTY MEDIA TOUR TO SEE HOW FABULOUS THIS HOUSE REALLY IS. This property boasts a perfect blend of classic charm and modern elegance.

As you step inside, you'll be greeted by not one, not two, but three spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. The high ceilings and open fires add a touch of grandeur to the space, making it feel even more luxurious.

With three double bedrooms, there's no shortage of space for everyone in the family. The immaculately landscaped garden provides a peaceful retreat where you can unwind after a long day.

The property features a beautifully designed bathroom & separate shower room, perfect for pampering yourself after a busy day. Additionally, the orangery adds a unique touch to the house, bringing the outdoors in and providing a lovely spot to enjoy your morning coffee.

A drive provides off-road parking for convenience. This property is truly a gem, packed with beautiful in-keeping features and modern decor that will make you feel right at home.

Don't miss out on the opportunity to own this charming Edwardian home in Mansfield - it's a rare find that combines history, elegance, and comfort seamlessly. Not only that, its location gives access to an abundance of local amenities and High Oakham School catchment.

How to find the property

Take the Nottingham Road A60 out of Mansfield before turning right just after the speed camera onto Waverley Road, take the first left turn onto Alexandra Avenue and the property is then located on the left hand side clearly marked by one of our signboards.

Ground Floor

Entrance Porch

3'1" x 2'11"

With feature tiling to the walls with a further door leading into the main entrance hall.

Entrance Hall

The welcoming entrance hall sets the tone for the remainder of the property mixing both modern and original features with gorgeous parquet wooden flooring with feature cornice to the ceiling, stairs rise to the first floor and internal doors lead to the lounge, dining room and kitchen. Additionally there is a central heating radiator.

Dining Room

12'9" maximum into bay x 11'1"

A beautifully presented room benefitting from feature sash windows to the front aspect providing the room with plenty of natural light along with fitted shutter blinds, deep skirting boards and high ceilings with cornice are a particular feature to this room and throughout the property. There is an open fire centrepiece which sits as the central feature, a central heating radiator and power points.

Living Room

15'1" x 14'6"

This fantastic size room provides a superb space to relax benefitting from an open fire centrepiece with adam style fire surround which sits as the central feature, again this room offers high ceilings, feature deep skirting boards and cornice to the ceiling, there is a central heating radiator, television and power points and double doors open into the orangery.

Orangery

11'8" x 11'8"

Added to the property approximately six years ago this versatile space provides a second seating area enjoying views via double glazed windows and doors to the rear garden. The structure is a koa wood which also benefits from a ten year guarantee which also includes the windows, there is a glass ceiling lantern flooding the room with natural light along with power points for convenience.

Dining Kitchen

22'2" maximum x 10'11" maximum

In keeping with the property and provides stylish wall and base units with a deep butcher block work surface housing a double sink with mixer tap, there is space for a range style cooker and the one installed is negotiable subject to offer, there are contemporary tiled splashbacks, spotlights to the ceiling with the dining area itself comfortably seating at least six to eight people, there is tiled flooring throughout both the kitchen and dining area, gorgeous double glazed sash windows in keeping with the property's character and a door provides both views and access out to the garden. This gorgeous room offers a perfect space for entertaining guests. Additionally there is a pantry cupboard with fitted shelved storage space and plumbing for a washing machine and space for a condensing tumble dryer. The gas central heating boiler is also located and there is also a double glazed sash window to the side aspect.

First Floor

Landing

The grand landing space has beautiful framed stained glass sash windows which really do provide a focal point to this room, solid wood doors lead to all of the upstairs accommodation, there are power points and loft access with pull down loft ladder with the loft itself being insulated and boarded for storage.

Bedroom No. 1

15'1" x 14'6"

A large double bedroom located to the rear of the property with double glazed feature sash windows giving views of the elegantly presented rear garden, there are deep skirting boards, fitted wardrobes, a central heating radiator and power points. Additionally there are newly installed shutter blinds.

Bedroom No. 2

11'9" x 11'1"

Again a spacious double bedroom with neutral decoration, double glazed sash windows overlook the rear garden, deep skirting boards, central heating radiator and power points. Additionally there are newly installed shutter blinds.

Bedroom No. 3

11'11" x 10'11"

The third bedroom is again a very spacious room and would easily take a double, there is also a decorative feature fire centrepiece which sits as the central feature along with sash windows to the front aspect with fitted shutter blinds providing the room with plenty of natural light. A central heating radiator and power points.

Bathroom

7'9" x 5'10"

Like the rest of the home this room is packed with character benefitting from a beautiful free standing cast iron bath with feature taps and mixer shower attachment, the walls are majority, a retro heated towel rail, double glazed sash window to the side aspect and there is also a separate w.c. and shower room.

Shower Room

5'9" max x 5'5"

Again this space has been thoughtfully designed with the character of the property in mind benefitting from a sink unit with feature levered taps and a shower cubicle with a rainfall shower, matching tiles to both the walls and floor in keeping with the bathroom and w.c., there is a retro heated towel rail and a double glazed sash window to the side aspect.

Separate W.C.

3'9" x 2'6"

Offers a low flush w.c., matching tiled floor and walls to the bathroom and shower room creating consistency throughout these rooms, a double glazed window overlooks the side aspect and provides natural light.

Outside

The front of the property benefits from a driveway providing off road parking and access to the main entrance door with an iron gate providing a side entry to the rear garden. Additionally, there is also an EV charging point.

The rear garden is a tranquil oasis with immaculate and elegantly presented shaped lawn with dug out borders and shrubs planted, there is a spacious indian sandstone patio area perfect for enjoying those summer evenings for gatherings with friends, there is also an outside power socket and water for convenience, there is also a beautiful wooden constructed feature room with stained glass windows with telephone and power points. This space offers lots of versatility to be utilised as a summer house or home office depending on your requirements. Furthermore there is a shed that will be included within the property sale. The garden itself is very private surrounded by walled and fenced boundaries with a gate to one side of the property which in turn leads to the driveway.

Additional Information

Tenure: Freehold

Council Tax Band: D

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

