



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower 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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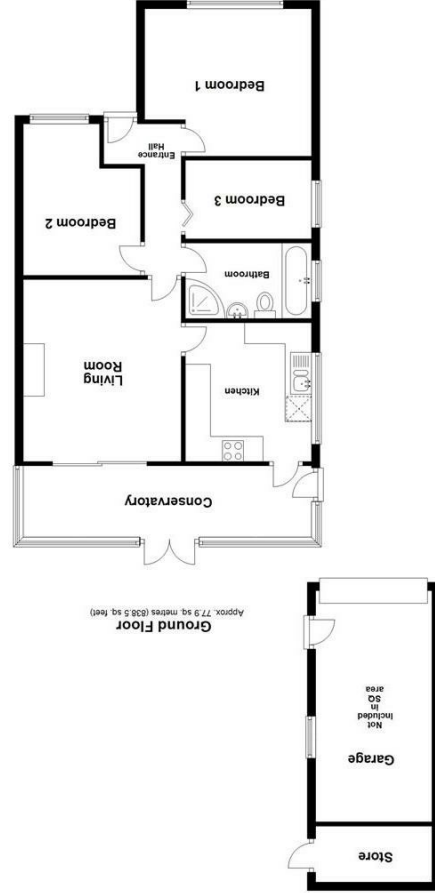


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**John Sankey**  
 Estate Agents

While 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 misstatement. This plan and its measurements are for guidance only and should not be used for legal purposes. Measurements are given in metres and feet. Measurements are given to the nearest millimetre. Measurements are given to the nearest millimetre. Measurements are given to the nearest millimetre. Measurements are given to the nearest millimetre.



2 Welwyn Avenue, Mansfield Woodhouse, Notts, NG19 9DR  
 Guide Price £260,000 to £270,000



# Welwyn Avenue

## Mansfield Woodhouse

\* GUIDE PRICE £260,000 TO £270,000 \* Nestled in the sought-after location of Welwyn Avenue, Mansfield Woodhouse, this charming three-bedroom detached bungalow is a true gem waiting to be discovered.

Boasting a modern kitchen and a luxurious four-piece bathroom, this property is immaculately presented and stylishly decorated, offering a perfect blend of comfort and elegance. The recent full rewiring ensures peace of mind and convenience for the new owners.

Convenience is key with this property, as it is conveniently located close to a bus route, making commuting a breeze. The recently fitted double glazing not only enhances energy efficiency but also provides a tranquil ambiance within.

Outside, the property continues to impress with a presscrete driveway, a detached garage for your convenience, and a beautifully landscaped rear garden, perfect for relaxing or entertaining guests.

In conclusion, this property truly offers a harmonious blend of modern convenience and stylish living. A viewing is essential to fully appreciate the beauty and potential this home has to offer.



### How to find the property

Leave Mansfield via the A60 Woodhouse Road and continue through Leeming Lane to the third set of traffic lights adjacent to Peafield Lane and then turn right onto Peafield Lane then immediately left onto Marples Avenue, follow the road round to the right and Welwyn Avenue is a turning on the right. Once on Welwyn Avenue the property is located on the right hand side, clearly marked by one of our sign boards.

### Ground Floor

#### Entrance Hall

With composite door to the front of the property, central heating radiator, solid oak floor and built in dresser housing the fuse box and electric meters, doors leading to three bedrooms, family bathroom and lounge.

#### Living Room

14'3 x 12'4

Having an adam style fire surround housing a coal effect electric fire, uPVC sliding patio doors into the dining area, solid oak wooden floor and central heating radiator.

#### Kitchen

10'10 x 9'10

Fitted with a modern and bespoke range of wall and base units, cupboards and drawers, oven and hob with extractor fan over, fridge freezer, dishwasher, uPVC window to the side, laminate floor, doors through to the lounge and through to the conservatory.

#### Conservatory

Which is uPVC double glazed, part wall, with french doors leading into the garden, a door to the driveway, part wooden floor and part tiled floor for optimum low maintenance, central heating radiator and door leading into the kitchen.

#### Bedroom No. 1

13 x 11'6

Having a uPVC double glazed window to the front, fitted wardrobes and drawers included, central heating radiator and laminate floor.

#### Bedroom No. 2

11'10 x 9'2

Having a uPVC double glazed window to the front, radiator and laminate floor.

#### Bedroom No. 3

9'10 x 5'10

Having a uPVC double glazed window to the side and laminate floor.

#### Bathroom

9'10 x 5'11

Having a four piece suite comprising of corner shower housing a mains shower, wash hand basin in a vanity unit, low flush w.c., bath, storage cupboard with clear glass, wall cupboard, heated towel rail, spotlights to the ceiling, fully tiled walls and floor.

#### Outside

To the front of the property there are gates leading onto a presscrete driveway and gates leading to a further driveway to the detached garage. The front garden is very well maintained, laid to lawn with corner seating area and mature borders.

The rear garden has a slabbed area, decked barbecue sun area, part covered, shed and garage all of which is beautifully landscaped.

#### Detached Garage

Which is brick built with an up and over door and window. Garden shed to the rear of the garage which is included in the sale.

#### Additional Information

Council tax band C

Freehold

No onward Chain

Standard Construction

The property has been fully re-wired and the grey double glazing is new.

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

