



MARPLES AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9DN



BIG, BRIGHT AND BEAUTIFUL!.. Look no further as we have definitely found what you are looking for with this four-bedroom family home! Comprising of a spacious, stylish and modern interior, this detached property has been presented to an excellent standard throughout, with contemporary fixtures and fittings that will impress any family! We can't wait to show you around..

Upon entry, you will be welcomed to a beautiful living room, complete with a timeless neutral colour palette and feature fireplace that lends itself perfectly to cosy nights in! The kitchen is just next door and benefits from a wonderfully modern range of wall and base units, along with space for all essential appliances. There's ample dining space to enjoy sit down meals, and access to a generous utility where you'll find space for lots of additional appliances. There's a separate dining room, with lots of flexibility to utilise to your own advantage, and this presents sliding doors that lead out to the rear garden. Completing the floor is a handy shower room.

Love what you see? Let's head up to the first floor where you will find four excellent double bedrooms, all of which have been kept to a pristine standard throughout. Each has been tastefully decorated and offer an abundance of flexibility to add your own stamp. There's a modern bathroom just off the landing, comprising of both a fitted bath and separate shower cubicle, with a separate WC just across the hall.

The outside space complements the home perfectly, and will only continue to impress. There's a lovely patio seating area perfect for enjoying family BBQs, and from here you will head up the steps to the fabulous and well-maintained lawn where you'll find a range of surrounding mature shrubs, along with an additional seating area. A fabulous space to enjoy with family and friends. The front of the property also provides you with a private driveway and integral garage, allowing space for handy off-road parking.





Porch

With access into;

Living Room 11'11" x 15'8"

With fitted carpets, feature fireplace, central heating radiator and window to the front elevation. With access into;

Kitchen 11'11" x 9'10"

Complete with a range of modern shaker style wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated double oven, Induction hob with extractor fan above, integrated fridge, integrated dishwasher, ample dining space, tiled flooring, central heating radiator and window to the rear elevation. With access into;

Utility 5'6" x 15'10"

With space and plumbing for additional appliances including washing machine and fridge-freezer, windows to the front and rear elevation and doors leading out to both the front and rear elevation.

Dining Room 7'7" x 10'4"

With fitted carpets, central heating radiator, storage cupboard, stairs leading up to the first floor and sliding doors leading out to the rear garden. With access into;

Shower Room

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin, full-height tiling and opaque window to the side elevation.

Landing

With fitted carpets, access to the fully boarded and lit loft with access ladders, and access into;

Bedroom One 11'3" x 11'7"

Double room with fitted carpets, central heating radiator and window to the front elevation.

Bedroom Two 8'10" x 16'1"

Double room with fitted carpets, fitted wardrobes, central heating radiator and window to the front elevation.



Bedroom Three 8'3" x 9'11"

Double room with fitted carpets, central heating radiator and window to the rear elevation.

Bedroom Four 8'0" x 8'6"

Double room with fitted carpets, fitted wardrobes with sliding doors, central heating radiator and window to the rear elevation.

Bathroom 5'4" x 8'5"

Complete with a fitted bath, separate walk-in shower cubicle, vanity hand wash basin, full-height tiling, central heating radiator and opaque window to the side elevation.

WC

Complete with a low flush WC, full-height tiling and opaque window to the side elevation.

Outside

Featuring a most wonderful and well-sized rear garden with patio seating area, decorative pebbling, steps leading up to a beautiful lawn with

an additional seating area, lovely surrounding mature shrubs and a surrounding fence for additional privacy. To the front of the property is a private driveway and integral garage, allowing space for ample off-road parking. The property also benefits from a fully functional burglar alarm and security lighting to both the front and rear.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 80 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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