



WEST HILL AVENUE | MANSFIELD | NG18 1PQ

BuckleyBrown
ESTATE AGENTS

KICK UP YOUR FEET OR ENTERTAIN ALL NIGHT!.. This exceptional detached home is an incredible find and is sure to tick all of your boxes! Positioned within a prime location, this home boasts a magnificent three reception rooms, landscaped garden and even a play room with a balcony... You are truly spoilt with everything this property has to offer!

As you are welcomed into the entrance hallway you won't know which way to turn as everything has been presented to a fantastic standard, but the first room to catch your eye is the living room. This room is of brilliant size and features a bay window to the front allowing for ample natural light, I can definitely see this being the perfect spot to relax in the evenings! An office leads directly off here for added convenience and next door is a stunning dining room, equally as impressive, offering plenty of versatility to make it your own.

Now let's walk further where you will find an incredible open plan kitchen/diner which is a credit to its current owners and has been designed with a modern family in mind, boasting a range of stylish units and cabinets, as well as a built-in breakfast bar. Impressed so far? Just wait... The current owners have turned one of the reception rooms into a bar... So you'll never need to leave the house! This room provides the ultimate wow factor and benefits from two sets of doors leading out onto the garden. There is also a useful utility room located on the ground floor and a separate WC.

I know you've already fallen for this... But let's head upstairs where you will find five beautifully presented bedrooms, one of which currently lends itself very well as a games room, but offers plenty of versatility and could very easily provide an annexe space for a relative... The choice is yours! There are also three stylish suites which compliment each other wonderfully. Honestly, this property has so much to offer and would make the ultimate family home... Call now to arrange a viewing!





Entrance Hallway

With access to;

Living Room 13'2" x 15'10"

With carpet to flooring, two central heating radiators, bay window to the front elevation and one to the side.

Dining Room 11'10" x 13'2"

With carpet to flooring, central heating radiator and bay window to the front elevation

Kitchen 10'7" x 11'2"

Fitted with gloss wall and base units, inset sink with a mixer tap above, freestanding cooker with an extractor fan, work surface and breakfast bar. Along with a vertical central heating radiator and window to the rear elevation. The dining area benefits from a central heating radiator and doors leading out to the garden. Together with access to a WC and bar

WC

Fitted with a wash hand basin, low flush WC and two opaque windows to the side elevation.

Bar 14'9" x 25'2"

Presented to a high standard with laminate flooring, bar unit, central heating radiator, down lights, built-in speaker and two sets of French doors providing access to the garden.

Landing

With carpet to flooring, window to the side elevation and access to;

Bedroom One 13'2" x 15'10"

With cupboard for additional storage, bay window and access to;

En-Suite to Bedroom One

Fitted with double wash hand basins, low flush WC, heated towel rail and an opaque window to the side elevation.

Bedroom Two 12'0" x 15'6"

With carpet to flooring, central heating radiator, down lights and window to the front elevation. Along with access to a delightful office space.



Bathroom 6'3" x 8'5"

Complete with bath, low flush WC, wash hand basin and window to the rear elevation

Office

With carpet to flooring and central heating radiator.

Bedroom Three 12'10" x 12'11"

With carpet to flooring, central heating radiator and window to the rear elevation.

Bedroom Four 12'0" x 13'2"

With carpet to flooring, central heating radiator and bay window.

Games Room/Bedroom Five 18'4" x 22'10"

With carpet to flooring, central heating radiator, down lights, built-in speaker, balcony to the side elevation and dual aspect windows.

En-suite

Complete with enclosed shower, low flush WC, wash hand basin and window to the side elevation

Outside

Standing proud with a stunning frontage and balcony to the side elevation, there is a spacious driveway allowing for ample off-street parking, which in turn leads to the integral garage and beautifully landscaped two tiered garden to the rear. Featuring a neat lawn, decked seating area with pathway and steps leading up to a separate seating area that is more secluded, providing the perfect spot for Summer barbecues



Ground Floor:
118.6795Sq.m/1277.4555063Sq.ft
approx.

First Floor:
145.88Sq.m/1570.23925Sq.ft
approx.



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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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