



ASHBY AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9HT

BuckleyBrown
ESTATE AGENTS

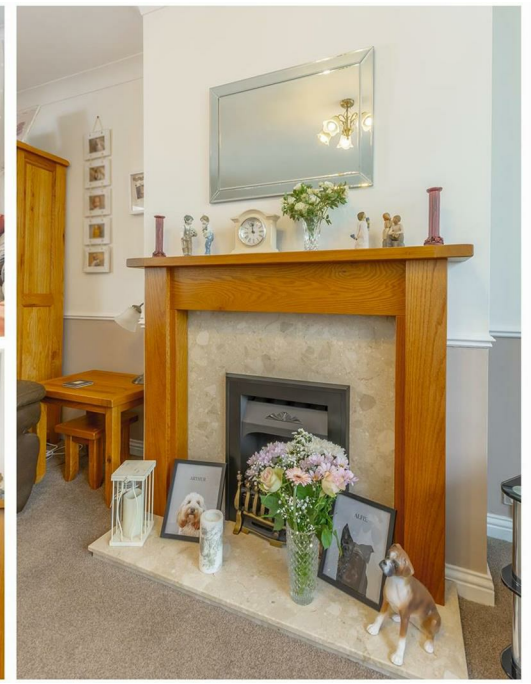
YOUR NEW HOME AWAITS!!.. Standing proud in the popular area of Mansfield Woodhouse is this terrific three-bedroom family home! Boasting a spacious and well-maintained interior, this property is bound to impress from the moment you step inside, and is positioned nearby to handy shops, amenities and parks.

The ground floor welcomes you to a spacious entrance hall where you will find a handy under stairs storage cupboard to place coats and shoes. Step into the kitchen where you will find a range of shaker style units to utilise, along with space for all essential appliances, and ample worktop space for cooking up tasty meals. The living room is equally as impressive, boasting comfy fitted carpets and a central feature fireplace that lends itself perfectly to cosy nights in. There's also open access through to a spacious dining room where you can enjoy sit down meals with the family. Sliding doors lead you into the conservatory and offers another terrific, versatile space that offers easy access out to the rear garden, and is ideal for entertaining guests.

The first floor hosts three well-appointed bedrooms, all of which have been kept to a high standard throughout, and with plenty of space and flexibility to add your own stamp. The first and third bedroom even benefit from their own fitted wardrobes for that added touch of luxury. Completing the floor is the family bathroom, comprising of a modern three-piece suite.

Heading outside, you will only continue to be impressed with the fabulous rear garden. This outdoor space is wonderfully presented, boasting a patio seating area where you can enjoy an evening drink. There's a lovely pathway leading from here to a well-maintained lawn and summer house, perfect for spending quality time with family and friends. Furthermore, there's a wonderful display of surrounding mature shrubs and trees. The front of the property benefits from a shared driveway for off-road parking, along with a larger-than-average detached garage.





Entrance Hall

With fitted carpets, under stairs storage cupboard, central heating radiator, stairs leading up to the first floor and window to the front elevation. With access into;

Kitchen 5'11" x 17'5"

Complete with a range of matching shaker style units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, freestanding oven with hob, space and plumbing for a washing machine, space for a full-size fridge-freezer, central heating radiator, triple aspect windows, and a door leading outside.

Living Room 12'0" x 14'11"

With fitted carpets, feature fireplace, and

central heating radiator. With sliding doors leading into;

Dining Room 7'3" x 12'0"

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

Conservatory 10'8" x 12'0"

With laminate flooring, windows overlooking the garden, and a door leading outside. With additional access into the kitchen.

Landing

With fitted carpets and window to the side elevation. With access into;

Bedroom One 11'5" x 12'0"

With fitted carpets, fitted wardrobes, central heating radiator, and bay window to the front elevation.

Bedroom Two 10'9" x 10'9"

With fitted carpets, central heating radiator and window to the rear elevation.

Bedroom Three 6'11" x 7'1"

With laminate flooring, fitted wardrobe, central heating radiator, and window to the front elevation.

Bathroom 5'10" x 8'7"

Complete with a fitted bath with overhead shower, low flush WC, vanity hand wash basin, and opaque window to the rear elevation.

Outside

Featuring a spacious and well-presented garden to the rear with a patio seating area, a lovely pathway that leads up to a well-maintained lawn, and summer house. There's wonderful display of mature surrounding shrubs, along with a surrounding fence for additional privacy. To the front of the property is a shared driveway, allowing space for off-road parking, along with a spacious, larger-than-average detached garage.



Ground Floor
63 sq.m / 683.34 sq.ft
Approx.



First Floor
41 sq.m / 436.59 sq.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. 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. Specifically 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			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(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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