



HAWKSWORTH AVENUE | FOREST TOWN | MANSFIELD | NG19 0DG

BuckleyBrown
ESTATE AGENTS

STYLISH LIVING!.. If you've been searching for a beautifully presented and spacious property that has been maintained to the highest of standards and is positioned within a superb residential area, stop your search here because this is definitely the perfect choice for you. Boasting a wealth of nearby shops and amenities, whilst also offering nearby walking routes to Vicar Water, this unique property is an excellent choice for families to enjoy.

The ground floor welcomes you to an incredibly spacious layout with inviting, homely accommodation you are bound to fall in love with. The living room presents a stylish space to place furnishings, featuring decorative panelling and French doors leading outside. Just next door is a versatile reception room which currently works perfectly as a home office. Complemented wonderfully with Parquet flooring and a gorgeous bay front window. The kitchen/diner is within the heart of this home and offers a stunning range of wall and base units to utilise, integrated appliances and tiled flooring. Hosting the ideal kitchen space to show off your culinary skills! If that's not enough there is a useful utility room with further storage space and plumbing for your essential appliances, together with underfloor heating continuing throughout the ground floor.

The first floor welcomes you to five excellent bedrooms, all of which have been kept to a show home standard with lots of space and flexibility. The family bathroom can also be found just off the landing and comprises of a four piece suite where you can relax after a long day. Let's not forget the separate shower room adding a touch of luxury too!

Outside provides instant kerb appeal with its electric gated entrance, impressive private drive that allows space for ample off-road parking and double garage. Paired well with the enclosed garden to the rear with spacious patio seating areas, artificial lawn and a superb summer house!





Entrance Hallway

With composite front door, tiled flooring, underfloor heating, carpeted staircase leading to the first floor, fitted with a glass balustrade. With access to;

Kitchen/Dining Room 13'10" x 24'10"

Complete with gloss cabinets and units, complementary work surface, splash back, extractor fan, double integrated oven, warming drawer, fridge freezer, wine cooler and inset sink. Together with down lights, tiled flooring, window to the rear elevation and French doors leading outside.

Living Room 14'10" x 20'0"

With carpet to flooring, central heating radiator, decorative panelling, underfloor heating, window to the side elevation and French doors leading outside.

Office 11'10" x 14'10"

With parquet flooring, underfloor heating, decorative panelling and bay window to the front elevation.

Utility 6'11" x 8'3"

Fitted with a work surface, cabinets for additional storage, inset sink, plumbing for a washing machine, tumble dryer, tiled flooring and down lights. Together with a door providing access outside.

WC

Fitted with a low flush WC, wash hand basin, tiled flooring and an opaque window to the side elevation.

Bedroom One 13'6" x 19'4"

With carpet to flooring, central heating radiator, two velux windows and window to the front elevation.



Bedroom Two 13'3" x 14'11"

With carpet to flooring, two central heating radiators, fitted wardrobe and double windows to the rear elevation.

Shower Room 6'4" x 10'10"

Complete with an enclosed shower, low flush WC, wash hand basin, tiled flooring, down lights, extractor fan and an opaque window to the side elevation.

Bedroom Three 12'0" x 14'11"

With carpet to flooring, two central heating radiators, fitted wardrobe and double windows to the front elevation.

Bedroom Four 8'4" x 9'6"

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

Bedroom Five 8'4" x 8'9"

With carpet to flooring, central heating radiator, fitted wardrobe and velux window.

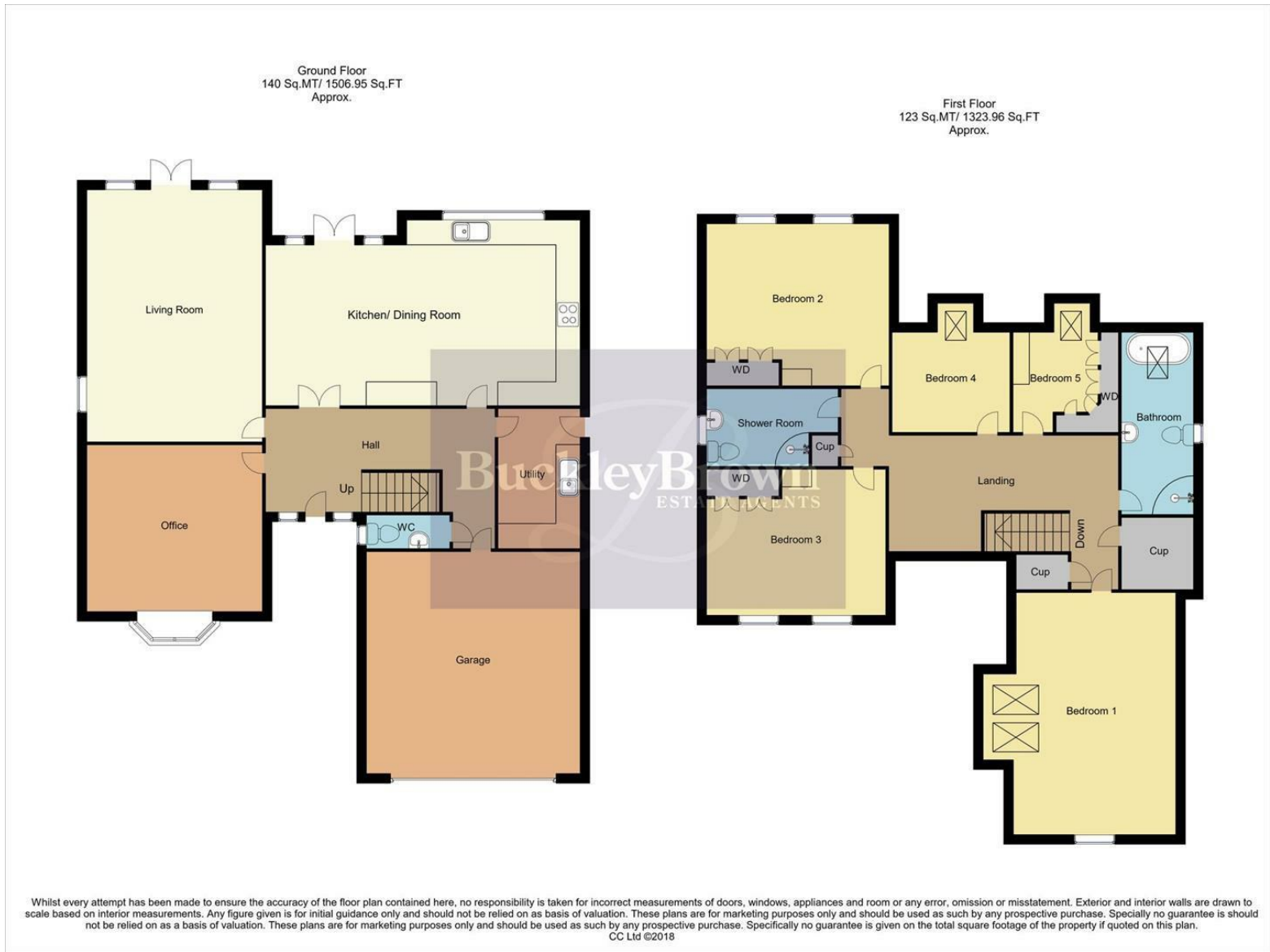
Bathroom 6'0" x 14'10"

Complete with a bath, low flush WC, wash hand basin, chrome heated towel rail, enclosed shower, down lights, tiled flooring and walls. Together with dual aspect windows.

Outside

With an electric gated entrance which in-turn leads to a sizeable driveway and integral double garage (5.43 x 5.70). There is an enclosed garden to the rear which has been immaculately landscaped with two patio seating areas, artificial lawn, summer house and shed.





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			
(81-91) B		80	85
(69-80) C			
(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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