



FRANK AVENUE | MANSFIELD | NG18 5EL

BuckleyBrown
ESTATE AGENTS

**** £290,000 - £300,000 GUIDE PRICE ** CHARACTERFUL AND LOVELY FAMILY HOME!** Standing proud on an enviable plot, on a quiet residential road off the A38 which is half a mile from the Mansfield town centre. This no chain property is also within walking distance to a rated "Good" primary school and close to Kingsmill/Community Hospital, with a medical centre nearby. Commuting is easy with the M1 being only 20 minutes away, with access to the north and south at junctions 28 and 29.

From the moment you step inside the entrance hallway you will immediately get a sense of space. You will first of all be welcomed into a bright and spacious living room to your right, which has been decorated in a neutral colour palette with a lovely feature fireplace centred making it extremely warm and inviting, together with a delightful bay window overlooking the front. There is a further reception room which currently lends itself very well as a dining room but could easily be adapted to suit your needs. Benefitting from sliding doors leading outside. The kitchen is fitted with a range of matching cabinets and units, work surface and the added benefit of integrated appliances. As well as a tiled splash back and ample space for a dining set, making it perfect for hosting. What more could you ask for? There is also a useful utility room and modern WC just off the hallway for added convenience.

Lets head upstairs where you will find four well-appointed bedrooms, all of which have been decorated in a neutral colour palette, offering a great canvas for you to add your own personal touch. There is also a spacious family bathroom off from the landing fitted with a suite in white.

Outside you'll find an enclosed wrap around garden with room for the property to be extended, subject to planning permission and provides an attractive frontage, along with a well-maintained rear lawn, patio door access to a peaceful side garden, including a detached double garage /WORKSHOP with double d





Entrance Porch

With fitted carpets, feature stained glass, and built-in storage. With access into;

Entrance Hall

Featuring the original door with stained glass, fitted carpets with oak flooring underneath, under stairs storage cupboard, central heating radiator, stairs leading up to the first floor, and access into;

Living Room 12'2" x 12'11"

With fitted carpets, feature fireplace, central heating radiator, two windows to the side elevation, and a bay fronted window.

Dining Room 11'8" x 12'2"

With fitted carpets, storage cupboard housing the combination boiler, central heating radiator, and patio doors leading outside.

Kitchen/Diner 7'9" x 16'2"

Open-plan space complete with a range of

matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated eye-level double oven, gas hob with extractor fan above, ample dining space, central heating radiator, and dual aspect windows to the side and rear elevation.

WC

Complete with a low flush WC, hand wash basin, central heating radiator, fitted storage, and an opaque window to the front elevation.

Utility/Pantry 5'4" x 6'11"

With fitted units and worktops, space and plumbing for additional appliances, and a window to the rear elevation.

Landing

With fitted carpets, feature circular stained glass window, and access into;



Bedroom One 13'0" x 13'0"

With fitted carpets, fitted wardrobes and units, central heating radiator, wash hand basin, and dual aspect windows to the front and side elevation.

Bedroom Two 7'10" x 14'1"

With fitted carpets, access to a boarded and insulated loft, central heating radiator, and dual aspect windows to the side and front elevation.

Bedroom Three 9'9" x 11'8"

With fitted carpets, fitted wardrobes and units, wash hand basin, central heating radiator, and window to the side elevation.

Bedroom Four 7'3" x 11'0"

With fitted carpets, fitted wardrobes and units, over stairs storage, loft access, central heating radiator, and window to the front elevation.

Family Bathroom 7'2" x 7'11"

Complete with a fitted bath with overhead shower, low flush WC, vanity hand wash basin, airing cupboard, central heating radiator, and an opaque window to the rear elevation.

Outside

Positioned on a fantastic plot with a wealth of space on offer. The enclosed wraps around the property and provides an attractive frontage, along with a well-maintained rear lawn with a block-paved seating area, vegetable plots, and access to an impressive detached double garage and driveway.



Ground Floor:
71Sq.MT/764.24Sq.FT
Approx.

First Floor:
64Sq.MT/688.89Sq.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			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(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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