



PARK AVENUE | BLIDWORTH | MANSFIELD | NG21 0SN

BuckleyBrown
ESTATE AGENTS

LOOKS LIKE HOME!.. We welcome you to this excellent three-bedroom semi-detached home. Positioned in the sought-after area of Blidworth. This house has been fully renovated and is a true gem which offers a well-planned layout boasting a modern interior and spacious rear garden. Let's take a look around..

The ground floor features a spacious and homely living room. You will notice the fireplace and neutral decor lend themselves perfectly to cozy nights. Through the open-plan kitchen/diner area, you will find the stunning range of contemporary units and cabinetry that come equipped with an integrated oven, microwave and other appliances, not to mention the beautiful parquet flooring and down lights which really give the wow factor. The dining area has been kept to a beautiful standard with modern fixtures and fittings, this is the perfect space for entertaining guests. Just next door, there is a utility room which is the perfect area for storing goods and could also be used as a laundry room.

Heading to the first floor, you'll discover three additional bedrooms, all presented beautifully and providing ample space. The family bathroom provides a three-piece suite, including a bath with shower over.

Outside, the residence boasts a very spacious and enclosed garden with a well-maintained lawn and seating area, perfect for BBQs in the summer months. This could be a terrific space for family and friends to unwind. The front comprises a lovely lawn and a garage with parking for two cars.

Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!





Hall

With access to;

Living Room 10'5" x 13'3"

With a feature fireplace and a bay window to front elevation.

Kitchen 4'8" x 10'6"

With stylish cabinets and units, integrated appliances, an inset sink with drainer and parquet flooring. With window to rear elevation.

Dining Room 10'6" x 11'8"

An open-plan dining area with a bay window to front elevation.

Utility 1'6" x 11'5"

With ample storage space.

Landing 3'1" x 5'5"

With access to;

Bedroom One 11'5" x 14'9"

With windows to front elevation.

Bedroom Two 8'0" x 10'11"

With window to front elevation.

Bedroom Three 4'6" x 8'2"

With window to rear elevation.

Bathroom 7'9" x 7'10"

Including a three piece suite and window to rear elevation.

Outside

With a private enclosed garden and well-maintained lawn. Including a garage to the front with a private parking for two cars with the added bonus of an EV charging point.



Ground Floor:
34Sq.MT/365.97Sq.FT
Approx.



First Floor:
41Sq.MT/441.32Sq.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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(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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