



Offers In The Region Of £200,000

ST. EDMUNDS AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9JX

**BuckleyBrown**  
ESTATE AGENTS

PERFECT FAMILY HOME!...Comprising of generous proportions, a neutral style and accommodation finished to a superb standard throughout. This beautiful three bedroom, semi-detached home offers the opportunity to make it your own. The location is also excellent, positioned in a highly sought-after location in Woodhouse within easy reach of the town centre and occupying a delightful plot the whole family will love!

Firstly, you will find the lounge that offers a spacious area perfect for cosy nights in, along with a window to the front elevation that allows a wealth of natural light through! Flowing nicely from here is an open plan lounge/dining room with neutral decor, laminate flooring and a great sense of space for you to utilise. Through the double doors is an additional conservatory which we are certain you'll love, fitted with patio doors giving access to the rear garden. The stunning kitchen is bound to impress, boasting a superb range of attractive units, integrated appliances and ample worktop space for practicing your cooking skills!

Heading upstairs, you will be welcomed to three well-maintained bedrooms, all of which offer plenty of versatility. Furthermore, you'll find a generously sized bathroom just off the landing comprising of a stylish three piece suite and contemporary tiling.

The garden complements the home perfectly with a block paved driveway to the front providing off-street parking. There is a spacious garden to the rear with a delightful patio seating area, lawn and fence surround. Along with a summerhouse which you can use to your own advantage. A perfect setting to take advantage of with family and friends. This home is a credit to its current owners and is too good to miss, so call now to arrange a viewing!





#### Entrance hallway

With window to the side elevation and leading access to;

#### Living room 11'10" x 23'11"

Open plan lounge/dining room with window to the front elevation and a cupboard for additional storage. There are also patio doors the rear of this room giving access to the conservatory.

#### Sitting room 11'10" x 14'1"

With floor to ceiling windows and patio doors.

#### Kitchen 6'11" x 17'4"

With a range of attractive units and cabinetry, inset sink and drainer and integrated appliances. There is also space and plumbing for a washing machine/tumble dryer and windows to the side elevation.

#### Landing

With access to;

#### Bedroom one 10'9" x 12'8"

With window to the front elevation.

#### Bedroom two 10'9" x 10'9"

With window to the rear elevation.

#### Bedroom three 7'2" x 7'10"

With window to the front elevation.

#### Bathroom 7'10" x 8'10"

Three piece suite fitted with low flush WC, hand wash basin and a panelled bath with an overhead shower. There is a cupboard allowing for extra storage along with a window to the rear elevation.

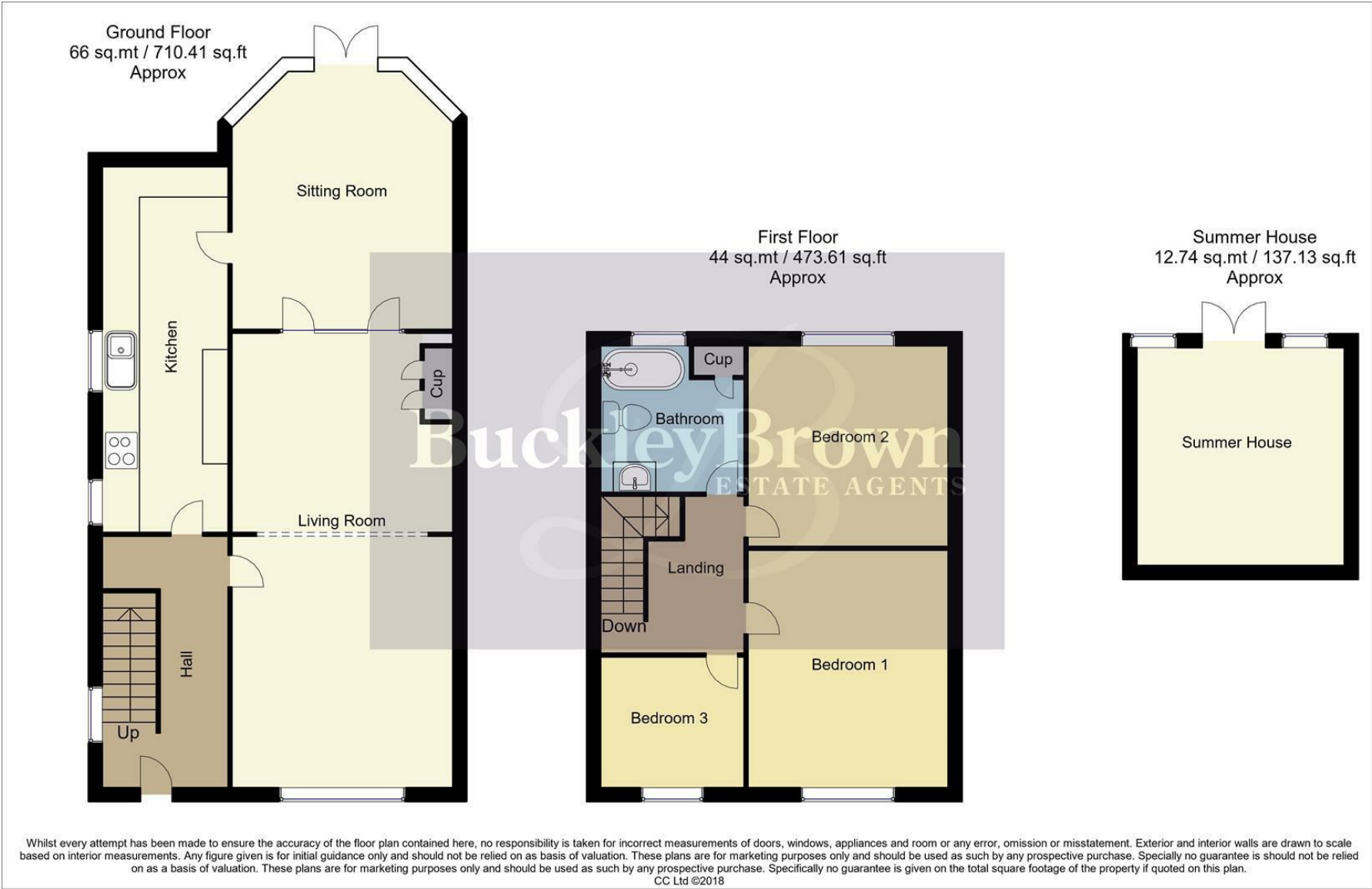
#### Outside

To the front there is a private paved driveway allowing for off road parking. To the rear of the property there is a well



established garden partly lawn, surrounding trees and shrubs, gravel pathway and a decked seating area. There is also a summerhouse that can be used to your own advantage.





**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                                   |  |                         |           |
| (55-68) D                                   |  | 61                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

ST. EDMUNDS  
AVENUE | MANSFIELD  
WOODHOUSE | MANSFIELD  
NG19 9JX



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

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.

**BuckleyBrown**  
ESTATE AGENTS