



FOURTH AVENUE | EDWINSTOWE | MANSFIELD | NG21 9NS

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!...This deceptively spacious three bedroom semi-detached home will make the perfect family home as it has been presented to a fantastic standard throughout by its current owners and is one you'll love to call your own! The outside space will certainly impress too as there is a double driveway allowing for ample off-street parking which in turn leads to the double garage. There is also a delightful enclosed rear garden which features two patio seating areas and the rest is laid to lawn. You don't want to miss out on this one, so call now to arrange a viewing!

Entrance Hall

With staircase leading to the first floor, a window to the side elevation and access into;

Lounge 12'3" x 14'2"

With feature fireplace, window to the front elevation and a door leading nicely into;

Kitchen/Dining Room 10'5" x 17'8"

With underfloor heating, fitted with an attractive range of wall and base units with sink and drainer inset. There is space and plumbing for a dishwasher, washing machine and further space for a fridge freezer. There is also space for a gas cooker with extractor fan over. With two windows to the rear elevation, one window to the side elevation, a central heating radiator and a door which provides access onto the rear garden for convenience.

Landing

With a window to the side elevation. Doors provide access into;

Bedroom One 11'10" x 12'3"

With window to the front elevation and feature fireplace.

Bedroom Two 9'2" x 10'7"

With window to the rear elevation, cupboard for additional storage and window to the rear elevation.

Bedroom Three 7'7" x 8'4"

With window to the rear elevation.

WC

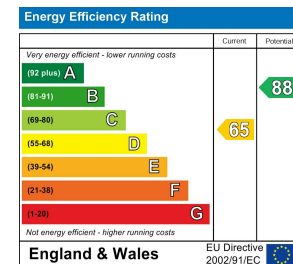
Complete with low flush WC, wash hand basin and window to the side elevation.

Bathroom 5'1" x 5'8"

Fitted with a two-piece suite in white comprising pedestal wash hand basin and panelled bath. With an opaque window to the side elevation.

Outside

The outside space is certainly sure to impress. There is a double driveway allowing ample off-street parking which in turn provides access to the double garage (5.46 x 5.46) There is also a delightful enclosed rear garden featuring two patio areas and the rest is laid to lawn with fence surround.



BuckleyBrown Estate Agents

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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.

