



£895 Per Month

4 AVOCET PLACE | WARSOP VALE | MANSFIELD | NG20 8XZ

BuckleyBrown
ESTATE AGENTS

DEPOSIT ALTERNATIVE AVAILABLE

MODERN DAY LIVING!...This three storey, three bedroomed modern home deserves far more than just a passing glance as there is more space than first meets the eye! Presented to a tasteful and neutral standard throughout, complemented beautifully with quality fixtures and fittings that are sure to impress. Whether you are a first time buyer or a young growing family looking at upsizing then this could be the perfect home for you.

Upon a detailed personal inspection, you will find a welcoming and inviting spacious entrance hallway which leads nicely into the downstairs third bedroom. A particularly impressive feature of this room that it has it's own access into the ground floor bathroom, creating a great en-suite facility. There is also a useful study and utility room to the ground floor.

The first floor hosts the light and airy lounge which is located to the front aspect. There is also a beautifully appointed kitchen/diner, complete with a range of matching units. The second floor accommodates two further bedrooms, both of which having the added luxury of it's own dedicated en-suite facilities.

The outside space boasts off street parking with a single driveway and single garage as well as a pleasant rear garden being mainly laid to lawn with artificial turf.

Call today to view!





Entrance Hall

With stairs rising to the first floor and a central heating radiator. Doors provide access into;

Bedroom Three

With a window to the front elevation and a central heating radiator. Door provides access into the Jack and Jill bathroom.

Bathroom

The bathroom is fitted with a low level WC, pedestal hand wash basin and a panelled bath. With a central heating radiator.

Study

There are french doors which provide access onto the rear garden and a central heating radiator. There is also a useful storage cupboard.

Utility Room

Fitted with a range of units with sink and drainer set into work surface. There is space and

plumbing for a washing machine. With a window to the rear elevation and a central heating radiator.

First Floor Landing

With stairs rising to the second floor. There is a central heating radiator and useful under-stairs storage cupboard.

Lounge

With two windows to the front elevation and a central heating radiator.

Kitchen/Diner

The kitchen is fitted with a matching range of wall and base units with sink and drainer set into work surface. There are a range of integrated appliances which include an electric fan oven and gas hob with extractor fan over. There is space for a fridge/freezer, and further space for a dining table and chairs making this an ideal space for entertaining family and friends. With two windows to the rear elevation and a central heating radiator.



Second Floor Landing

Doors provide access into;

Bedroom One

With two windows to the front elevation and a central heating radiator.

En-Suite

Fitted with a three-piece suite comprising low level WC, pedestal hand wash basin and shower cubicle. With a central heating radiator.

Bedroom Two

With a window to the rear elevation and a central heating radiator.

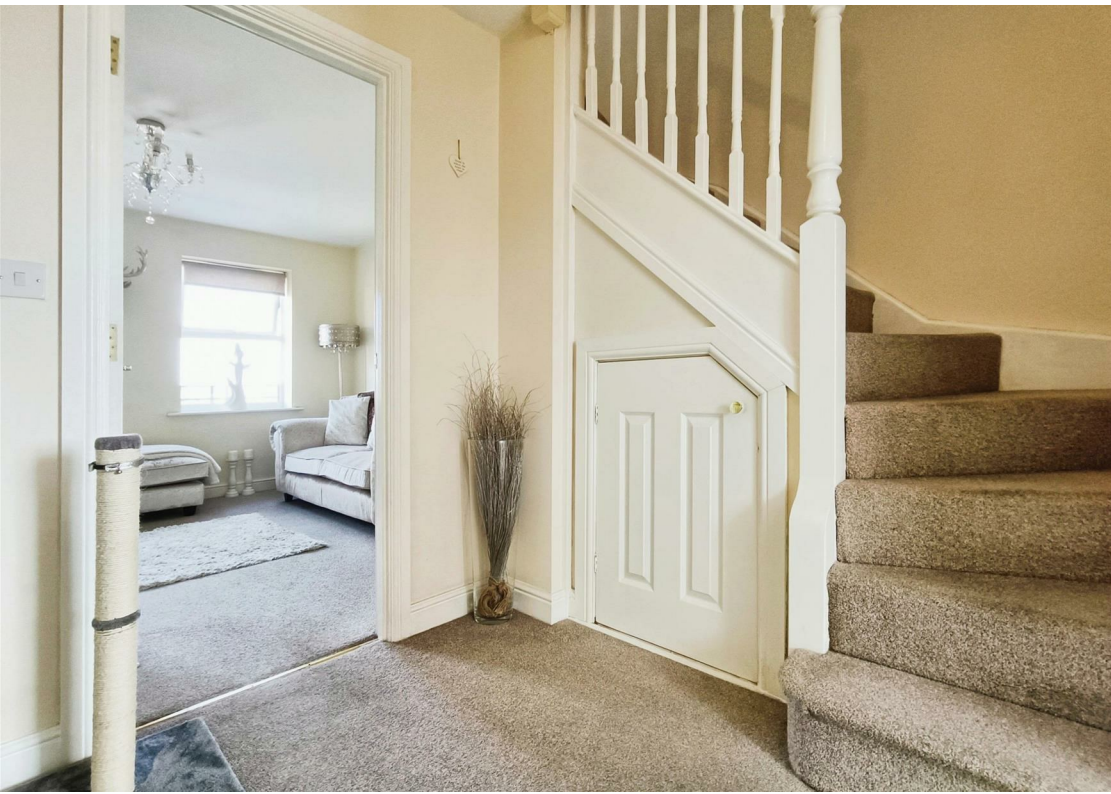
En-Suite

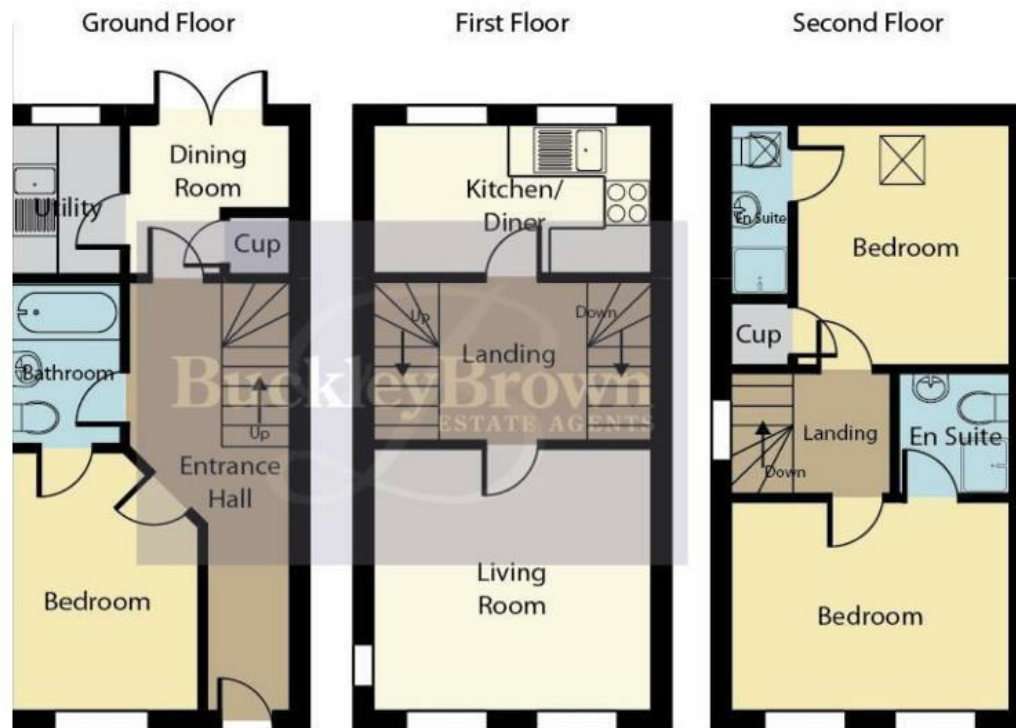
Fitted with a three-piece suite comprising low level WC, pedestal hand wash basin and shower cubicle. With an opaque window to the rear elevation and a central heating radiator.

Outside

The outside space complements this home well. There is a low maintenance garden to the front with a pathway leading to the entrance door. To the rear there is an enclosed garden featuring a useful storage shed and a patio area with the rest being mainly laid to lawn with artificial turf.

*The pergola will be removed.





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			86
(81-91) B		75	
(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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