



WEST BANK AVENUE | | MANSFIELD | NG19 7DJ

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ESTATE AGENTS

CHARACTERFUL & ENCHANTING!... There is definitely more than meets the eye with this traditional three-bedroom detached house. This property stands beautifully with its well-maintained and spacious driveway! Offering ample off-street parking for multiple cars and located within the sought-after area of Mansfield, local shops and amenities are only a short journey away!

The ground floor accommodates a fabulous layout, including the living room which hosts a beautiful feature fireplace and large bay window, giving a grand and inviting feel. There is plenty of space here to add your own homely furnishings. Through to the kitchen, you will find a range of units and cabinets with an inset sink and worktop space for all those kitchen appliances, everything you need to cook meals for the family! Next door, you will find a handy utility room with plenty of storage space, and a WC for added convenience. The dining room completes the floor and hosts a bright and airy bay window with space for a good size table, perfect for dinner parties!

Now that you've seen all the ground floor has to offer, let's take a walk upstairs where you will be just as impressed! From the landing you can appreciate the traditional stain glass windows, and three bedrooms which offer space to add your own stamp. The bathroom and WC are separate and located just off the landing. This property offers so much potential to become the perfect family home! The attic conversion is of an impressive size and hosts an office room, an ensuite and an attic room which is currently being utilised as a bedroom.

The outside space complements the property perfectly and presents a large well-manicured and private rear garden with beautiful planted trees surrounding. This is perfect for summer BBQ's with family and friends! To the front hosts a lovely driveway with a garage for ample storage. This property may need a little updating but holds huge potential to become your dream home. Call today to book a viewing!





Hall
Including under stairs shelving and ample cupboard space. With access to;

Dining Room 11'11" x 11'11"
With a bay window to front elevation.

Living Room 11'11" x 13'10"
Including a large bay window to rear elevation and a feature fireplace.

Kitchen 10'4" x 14'3"
Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

Utility 5'11" x 4'11"
With ample storage cupboard space.

WC
Including low flush WC and hand wash basin.

Landing
With access to;

Bedroom One 11'11" x 13'10"
With window to rear elevation. Including central heating radiator.

Bedroom Two 11'11" x 11'10"
With a bay window to front elevation. Including central heating radiator.

Bedroom three 7'11" x 10'4"
With dual aspect windows. With a built in wardrobe.

Attic Room 12'0" x 17'4"
With a skylight to rear elevation and window to side elevation. Including central heating radiator.

Shower Room 10'9" x 8'8"
Including a shower cubicle, WC and hand wash basin.

Study 10'9" x 8'7"
With a skylight to rear elevation.

Bathroom 8'4" x 7'1"
With window to rear elevation.

WC
With window to side elevation.

Outside
Including a well-maintained lawn with

decking seating area. With a driveway for off street parking to the front.





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			
(69-80) C			
(55-68) D		61	69
(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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