



Offers Over £280,000 Freehold

MORVEN AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9JQ

**BuckleyBrown**  
ESTATE AGENTS

ONE TO CALL HOME...This four bedroom detached property is the perfect example of a family home, offering amazing living space throughout as well as a beautifully maintained garden. Situated on the outskirts of Mansfield Town Centre, it has local amenities within walking distance and amazing access to transport links being just off the A60.

Entering through the hallway, you'll be lead into the family lounge which is a great size and is perfect for entertaining as it opens through to the dining area giving a fantastic feeling of space. The kitchen diner is truly stunning with two tone, shaker style units and an array of modern fixtures and fittings, it really has the WOW factor. The kitchen also offers access to the downstairs WC and the garage. If this isn't enough, there is a conservatory with patio doors leading to the enclosed rear garden.

The first floor offers four bedrooms with the master suite having the luxury of fitted wardrobes and a beautiful en-suite facility. The bathroom is simply stunning with a three piece suite in white and modern subway tiles throughout.

Completing this property is a paved driveway allowing for off street parking and electric charging point.





**Hallway**  
With laminate flooring, radiator, stairs off to the floor and access to;

**Living Room 10'4" 15'3"**  
With laminate flooring, radiator, feature gas fireplace and an opening through to the dining space.

**Kitchen Diner 8'9" 23'7"**  
Complete with a beautiful two tone, shaker style units and stunning white work surface above. Appliances include an integrated fridge freezer, eye level oven, hob and extractor, dishwasher and a sink and drainer unit. The room is finished with tiled splash backs, laminate flooring, a window to the rear and ample space for dining.

**Downstairs WC**  
With a low flush WC and hand wash basin.

**Conservatory 12'5" 12'11"**  
With laminate flooring and patio doors to the garden.

**Bedroom One 9'8" 14'6"**  
With carpet flooring, radiator, fitted wardrobes and two windows to the front elevation.

**En-suite 5'2" 6'0"**  
Complete with a glass shower cubicle, low flush WC and a wash basin set into a vanity unit. The room is finished with tiled walls, heated towel rail and a window to the side elevation.

**Bedroom Two 8'5" 11'8"**  
With laminate flooring, fitted wardrobes, radiator and a window to the front elevation.



**Bedroom Three 8'3" 8'5"**  
With laminate flooring, radiator and a window to the rear.

**Bedroom Four 8'3" 8'3"**  
With laminate flooring, radiator and a window to the rear.

**Bathroom 6'2" 6'5"**  
Fitted with a three piece suite in white which includes a low flush WC, wash basin set into drawers and a panelled bath with an overhead shower and glass screen. Finished with tiled walls, radiator and a window to the rear elevation.

**Outside**  
There is a paved patio leading off the property allowing for ample seating space which then leads to the remaining garden

laid with artificial grass. To the front is a block paved driveway giving off multiple parking spaces and leading to a single integral garage (8'4" 16'1"). Further to this is an electric charging point.





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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**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) <b>A</b>			83
(81-91) <b>B</b>		72	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

75 MORVEN AVENUE  
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