



Price £190,000

EDGAR AVENUE | | MANSFIELD | NG18 2AZ

BuckleyBrown
ESTATE AGENTS

THAT HOMELY FEEL!!...This three bedroom family home is absolutely wonderful and we can't wait to show you around. Boasting a spacious and well-presented interior, this semi-detached property has room for the whole family, with a conservatory, extensive garden and a warm feeling throughout. You simply must view this one for yourself!

The ground floor boasts open plan living. Starting with the kitchen which offers an extensive range of matching gloss units and appliances, making it simple to show off your culinary skills. From here you are welcomed into the light and airy conservatory where you will gain further access to the garden, making this a perfect space to entertain in the summer. There's a fabulous open plan living/dining area to relax and put your feet up, whilst the dining space provides ample room for sit down meals. The living room side is also complemented beautifully by patio doors, bringing the outside inside.

The first floor hosts three bedrooms, all of which have been kept to a high standard with ample space to add your own touch. You'll even find fitted wardrobes in two of the bedrooms for added convenience. Furthermore, the family shower room can be found just off the landing and complete with a neutral three piece suite.

The garden really is something special, with a spacious lawn, decked seating area and pergola. Perfect for inviting the family and friends round for BBQs or hosting parties. The front of the property also presents you with a lovely garden. Call now to book a viewing!





Entrance Hallway

With a window to the side elevation and further access to;

Living Room 11'7" x 12'11"

Spacious room with patio doors fitted to the rear elevation.

Dining Room 10'4" x 14'1"

Fitted with a box bay window to the front elevation.

Kitchen 7'4" x 8'10"

Complete with a range of matching cabinets, decorative splashback tiles, inset sink and drainer and integrated appliances. With a window to the side elevation.

Conservatory 7'10" x 10'1"

With surrounding windows and an external door to the side elevation.

Landing

With a window to the side elevation and further access to;

Bedroom One 11'8" x 13'0"

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

Bedroom Two 10'7" x 11'8"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Three 7'4" x 7'6"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Shower Room 5'11" x 7'4"

Three piece suite comprising of a hand

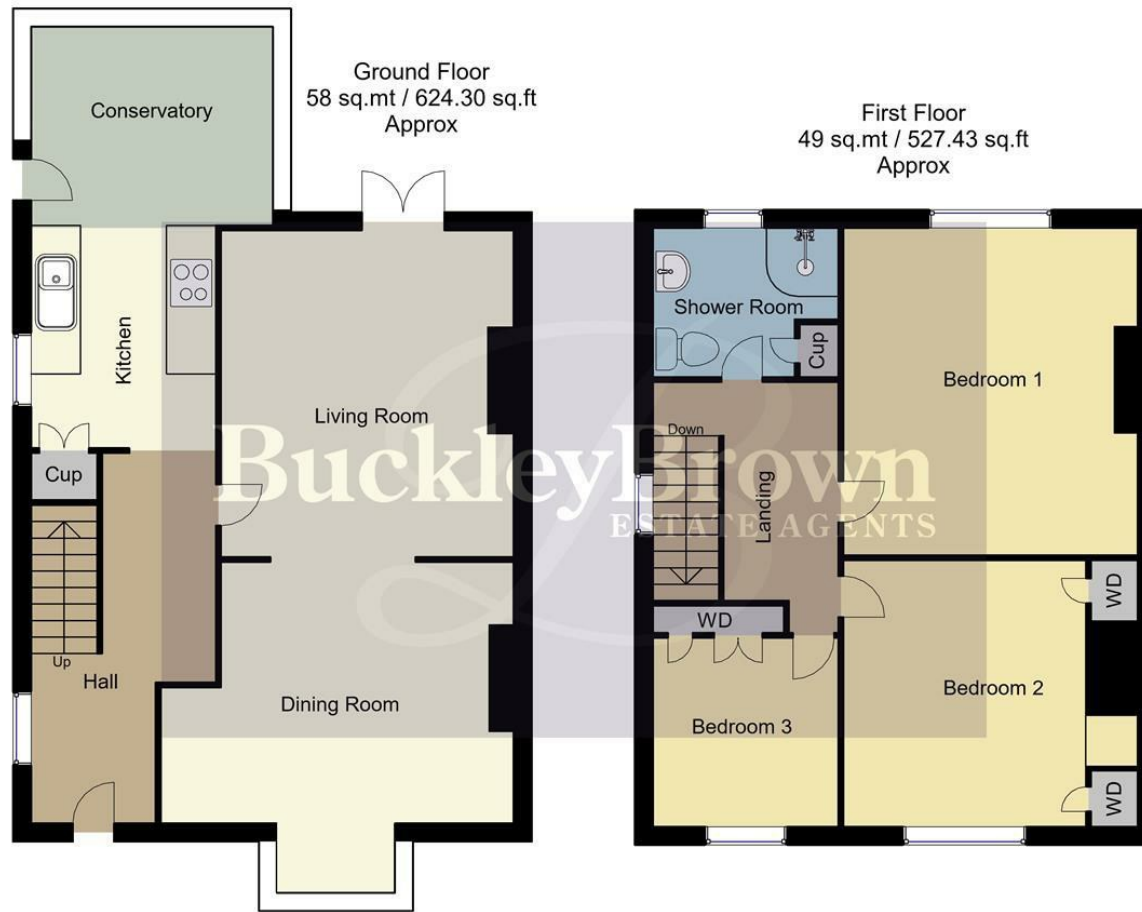


wash basin, low flush WC, storage cupboard and shower. With a window to the rear elevation.

Outside

End plot creating a sense of privacy with a gated pathway leading to the front of the property. There is a lawn area to the front which is well maintained with fence surround. The back garden is generous with an extensive lawn, pergola and decked seating area.





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			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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