



Price £170,000 Freehold

18 HIGHFIELD AVENUE | SHIREBROOK | MANSFIELD | NG20 9AU

BuckleyBrown
ESTATE AGENTS

LOVE AT FIRST SIGHT!...Welcome to Highfield Avenue - a charming semi-detached house with a modern touch that will surely captivate your heart. This home has been presented to a fantastic standard and certainly offers more than meets the eye, boasting spacious accommodation, perfect for modern day living.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing after a long day. The highlight of this beautiful home is the modern kitchen/diner, which has been fitted with an attractive range of wall and base units. Imagine cooking up a storm in this stylish space, then enjoying your culinary creations in the dining area - the heart of the home where memories are made. Just off from here you will find the conservatory which overlooks the rear garden.

The first floor boasts two lovely bedrooms, providing ample space for a small family or guests, with the master bedroom having the luxury of its own en-suite facility which offers a private sanctuary, a tranquil space to unwind and rejuvenate. Completing the first floor is the family bathroom.

Step outside into the delightful rear garden, a perfect spot for al-fresco dining, entertaining guests, or simply basking in the sunshine with a good book and a cup of tea during those Summer months! There is a driveway to the front which allows off-street parking. Convenience at its best!

Don't miss out on the opportunity to make this house your home. Call today to view!





Entrance Hallway

With access to;

Living Room 10'1" x 13'5"

Spacious room with a box window to the front allowing a wealth of natural daylight to flow through.

Kitchen 6'8" x 8'2"

Open plan space complete with a range of matching cabinetry and units, inset sink and drainer, integrated appliances and further space and plumbing for a washing machine/tumble dryer. With a window to the rear elevation.

Dining Room 6'8" x 8'2"

Ample furniture space with access to the conservatory via patio doors.

Conservatory 9'7" x 11'11"

With surrounding windows and patio doors fitted to the side elevation.

Landing

With access to;

Bedroom One 7'11" x 11'0"

With access to a private en suite, built in wardrobes and a window to the rear elevation.

En Suite 5'1" x 5'7"

Three piece suite comprising of a hand wash basin, low flush WC and shower.

Bedroom Two 7'10" x 11'0"

With built in wardrobes and a window to the front elevation.



Bathroom 6'3" x 6'5"

Three piece suite comprising of a hand wash basin, low flush WC, bath and a window to the side elevation.

Outside

Low maintenance frontage with a private driveway allowing for off road parking. To the rear you will find a well established lawn, ample seating area and fence surround offering a degree of privacy.





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. Specially 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) A			91
(81-91) B		78	
(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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