



Offers In The Region Of £300,000 Freehold

43 WHITE ROSE AVENUE | | MANSFIELD | NG18 4YF

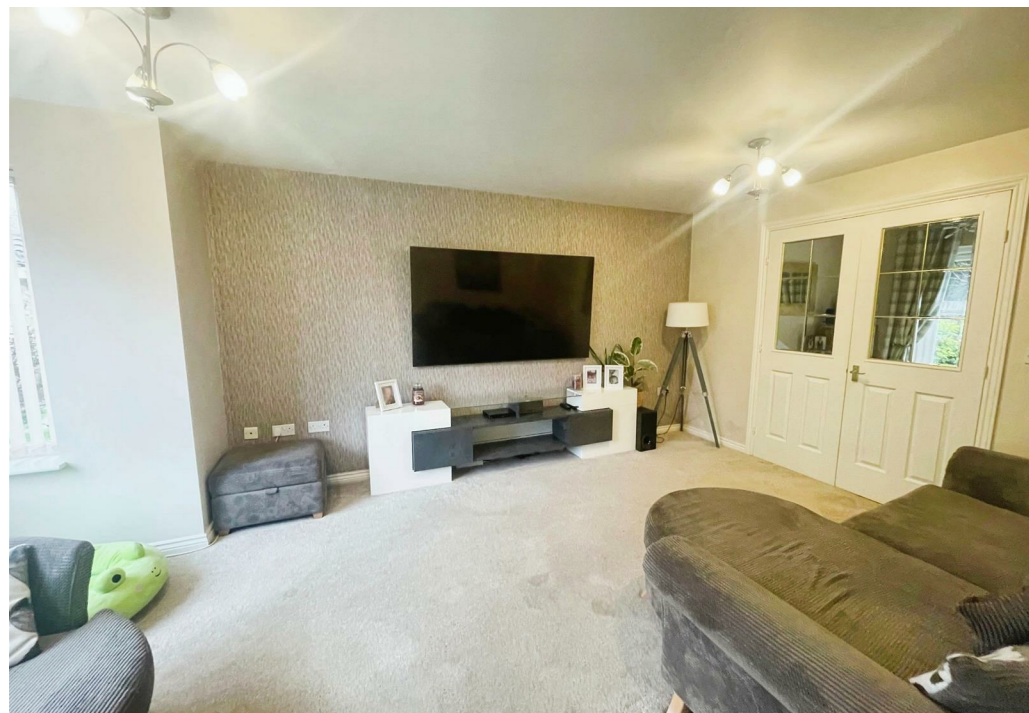
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A WONDERFUL FAMILY HOME!...This stunning four bedroom detached home which will be of interest to any growing family who is in search of that beautiful family home. Superbly presented with modern fixtures and fittings and a fantastic layout, making it move in ready and one that certainly ticks all the boxes. To further impress this home is situated in the popular area of Berry Hill.

The first room which will have you falling in love at first glance is the bay fronted living room, offering versatility to make your own and double doors that can be opened up providing a great flow into the dining room. This has patio doors offering convenient access outside and a view which can be admired all year round. This space will be appreciated when entertaining as it has more than enough room for all your family and friends. Let's move onto the heart of this home. This Kitchen provides modern day living at its finest. Complete with a sleek and high quality design that features a complimentary worktop over and allowing space for a free standing American fridge freezer. Completing this floor is a handy WC.

The first floor hosts four well appointed bedrooms that have been decorated in a neutral colour palette and two of which have the added luxury of built in wardrobes. There is the added bonus of an en-suite to the master bedroom. Additionally you will find a fabulous family bathroom just off from the landing.

Outside is just as incredible too, with ample off-street parking for multiple vehicles and a rear garden which is of a generous size with a lawn and patio that provides a considerable amount of space to be enjoyed with friends and family. Call today to arrange your viewing!





Entrance Hall

Kitchen 11'8" x 15'10"

Complete with a range of matching wall and base units with complimentary work surface over, space for freestanding american fridge freezer, corner sink and drainer with mixer tap over, integrated double oven with hob over and splashback, extractor fan over, integrated dishwasher, laminate flooring, window to rear elevation and patio door leading outside.

Living Room 11'2" x 18'3"

with carpet flooring, bay window to front elevation, radiator and doors leading to;

Dining Room 10'2" x 8'10"

Laminate flooring, radiator and patio doors leading to outside.

Downstairs Cloakroom 3'2" x 4'9"

With low flush wc and hand wash basin.

First Floor

Master Bedroom 12'2" x 12'7"

With bay window to front elevation, built in wardrobes, carpet flooring, storage cupboard, radiator, carpet flooring and access to;

En-Suite 6'4" x 5'6"

Complete with shower cubicle, low flush wc, pedestal hand wash basin, heated towel rail, tiled floors and walls, window to front elevation.

Bedroom Two 9'8" x 10'7"

Window to rear elevation, carpet flooring and radiator.



Bedroom Three 8'2" x 12'11"

Window to front elevation, carpet flooring and radiator.

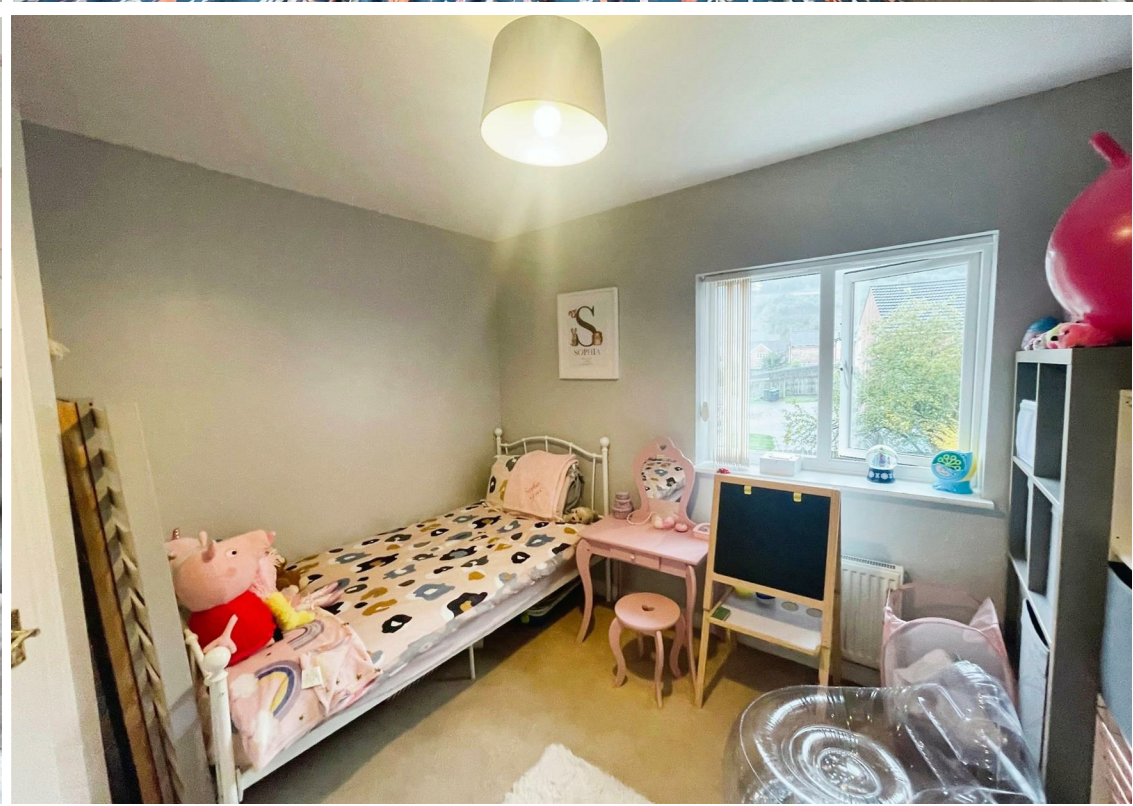
Bedroom Four 10'3" x 10'11"

Window to rear elevation, carpet flooring and radiator.

Bathroom 5'11" x 7'1"

Outside

To the front of the property you will find a driveway providing off street parking. To the rear of the property it is a mostly laid to lawn with fenced boundaries. The sizeable space is an ideal place to enjoy in the summer months!



Ground Floor



First Floor



*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 rooms or any errors, omissions or misstatements. 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 a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if based on this plan.

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			83
(81-91) B		73	
(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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