



Offers In The Region Of £275,000 Freehold

FRANK AVENUE | MANSFIELD | NG18 5EL

BuckleyBrown
ESTATE AGENTS

GREAT POTENTIAL!...This spacious five-bedroom detached house offers an incredible opportunity for growing families or investors looking to create their ideal home. With a versatile layout, multiple bathrooms, and generous outdoor storage, this property is full of potential and just waiting for the right vision to transform it! Situated in an ideal location close to amenities, schools, and parks, this home combines space and convenience! Not to mention access to the A38 and M1, making commutes easy.

On the ground floor, you'll find an inviting living room perfect for family gatherings or relaxing evenings. The dining room leads nicely from here and boasts a delightful space for meals. The kitchen is of a wonderful size and is fitted with matching wall and base units, work surfaces, and integrated appliances. For added convenience, a utility room and a shower room are also located on this floor, along with access to the garage directly from the kitchen, providing additional storage for you to utilise.

The first floor offers five well-proportioned bedrooms, with the main bedroom boasting an en suite bathroom and a cupboard for added storage. Four additional bedrooms offer ample space for family or guests, and a convenient shower room completes the landing.

This property comes with the added bonus of a wraparound garden, ideal for outdoor living, gardening, or family activities. Not to mention there are two garages!





Entrance Hallway
With carpet to flooring, central heating radiator, staircase leading to the first floor, and access to;

Living Room 12'7" x 24'9"
With carpet to flooring, two central heating radiators, coving and triple aspect windows.

Kitchen 13'6" x 15'4"
Fitted with matching wall and base units, work surface, splash back, extractor fan, integrated microwave and oven. With an inset sink with mixer tap above and tiled walls.

Dining Room 10'2" x 11'1"
With central heating radiator and window to the side elevation.

Utility
With a work surface, plumbing for a washing machine, tiled flooring and dual aspect windows.

Shower Room 4'9" x 10'3"
Fitted with an enclosed shower and an opaque window.

WC
Fitted with a low flush WC and wash hand basin.



Bedroom One 8'9" x 19'8"
With carpet to flooring, central heating radiator and velux window.

En-Suite 7'11" x 8'9"

Bedroom Two 12'0" x 12'5"
With carpet to flooring, central heating radiator and dual aspect windows.

Bedroom Three 10'10" x 11'2"
With carpet to flooring, central heating radiator and window to the side elevation.

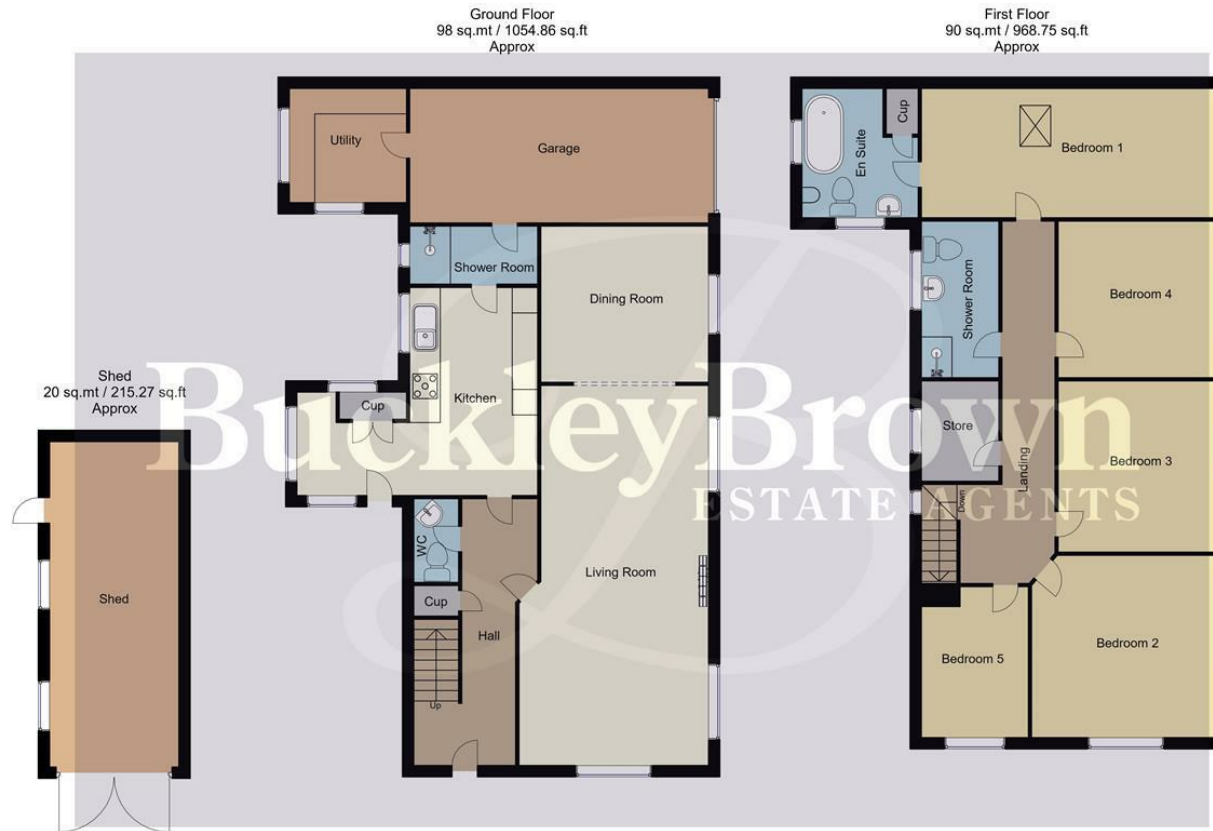
Bedroom Four 10'3" x 10'10"
With carpet to flooring, central

heating radiator and window to the side elevation.

Shower Room 4'9" x 10'3"
Complete with an enclosed shower, pedestal sink, low flush WC and an opaque window.

Outside
With a driveway providing off-street parking.





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.
CC Ltd ©2018

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			79
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FRANK AVENUE
MANSFIELD
NG18 5EL



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk



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.