



Price Guide £240,000 Freehold

50 BIRKLAND AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9DA

**BuckleyBrown**  
ESTATE AGENTS



\*GUIDE PRICE £240,000-£250,000\*

LOOKS LIKE HOME!... This charming detached house has been well-maintained throughout, and is neutrally decorated, creating a calming atmosphere that's ready to be filled with your unique style and personality. The location is superb, within easy reach of public transport links, schools, local amenities, and green spaces. It's also near parks, walking routes, and cycling routes, making it ideal for families and couples who enjoy outdoor activities.

The lounge is flooded with natural light thanks to its large window. The kitchen is fitted with a matching range of wall and base units, and offers ample dining space and overlooks the rear garden, allowing you to keep an eye on the kids or enjoy the view while you cook. It also provides direct access onto the garden, ideal for alfresco dining in the warmer months. There is also a conservatory just off from the kitchen, which is currently used as a utility room.

The first floor boasts three well-proportioned bedrooms, two of which are generous doubles. The second double room even features its own walk-in wardrobe, providing plenty of storage space. The third bedroom is a comfortable single room, perfect for a child's bedroom or home office. Completing the first floor is the bathroom, equipped with a classic white three-piece suite. A warm, relaxing bath after a long day will feel like a treat in this tranquil space.

The property occupies a generous plot, tucked away nicely in a cul-de-sac. There is a lawned front garden with shrubbery, and a driveway which in turn provides access to the garage, allowing for ample off-street parking. To the rear there is a well-maintained and low-maintenance garden which has been beautifully landscaped, featuring a patio area, astro turf and planted border.

This is not to be missed. Call today to view!







### Entrance Hall

A door provides access into the lounge.

### Lounge

The lounge is bright and airy, with a window to the front elevation which provides an abundance of light. With stairs rising to the first floor and a central heating radiator. There are doors which provide access into the kitchen/diner.

### Kitchen/Diner

The kitchen is fitted with a matching range of wall and base units with sink and drainer set into work surface. Integrated appliances include an electric oven and gas hob. There is space and plumbing for a washing machine, and further space for a dining table and chairs, making this the perfect spot for entertaining family and

friends. With a window to the rear elevation, a central heating radiator and french patio doors which provide access onto the rear garden for convenience.

### Utility Room/Conservatory

Currently being used as a utility space, offering space for a fridge/freezer and a tumble dryer. There is a door which provides access onto the rear garden.

### Landing

Doors provide access into;

### Bedroom One

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

### Bedroom Two

With a window to the front elevation and a central heating radiator. There is also a walk-in wardrobe.



### Bedroom Three

With a window to the front elevation, a central heating radiator, and a useful storage area.

### Bathroom

The bathroom is fitted with a three-piece suite in white comprising a panelled bath with shower over, and a low level WC and hand was basin set into a vanity unit. With an opaque window to the rear elevation and a central heating radiator.

### Outside

The property occupies a generous plot, tucked away nicely in a cul-de-sac. There is a lawned front garden with shrubbery, and a driveway which in turn provides access to the garage, allowing for ample off-street parking. To the rear there is a

well-maintained and low-maintenance garden which has been beautifully landscaped, featuring a patio area, astro turf and planted border. There is also a summerhouse, which would make an ideal home office or home bar.

### Summerhouse

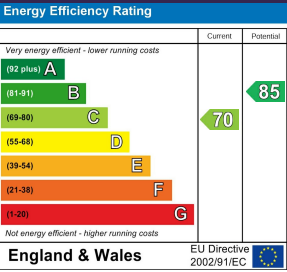
The summerhouse has been boarded and insulated, and also has power. It provides a versatile space, and would make an ideal home office or bar area.







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.



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