



Offers Over £200,000 Freehold

47 BIRKLAND AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9BZ

BuckleyBrown
ESTATE AGENTS

LOOK NO FURTHER... This property is an excellent choice for families and couples alike, thanks to its tasteful design and convenient location. Each room has been recently renovated to the highest standard, showcasing a blend of comfort and modern living that is sure to impress.

A definite highlight of this property is the stunning, fully equipped kitchen, which is the heart of the home. It offers plenty of storage and workspace, making it a joy for any cooking enthusiasts. Heading through to the lounge that is bathed in natural light, creating an inviting space for relaxation or entertaining guests. The lounge also opens through to the dining space which is decorated in keeping with the rest of the home and has lovely patio doors to the rear garden.

The first floor hosts three well-appointed bedrooms which are sizeable, with ample space for furnishings to suit your personal taste. A modern bathroom services these rooms, finished to a high standard for a luxurious bathing experience.

The location of this property is another of its major selling points. It is ideally situated with excellent public transport links, making commuting to work or exploring the local area a breeze. Additionally, the property is within close proximity to a number of highly regarded schools, making it an excellent choice for those with children. Local amenities are just a short walk away, offering everything from shops to restaurants. And for those who enjoy the outdoors, the nearby walking routes provide the perfect opportunity to explore and enjoy the local scenery.

The recent renovations and unique features, combined with its ideal location, make this property a truly exceptional find. Don't miss out on this opportunity – arrange a viewing today.





Entrance Hall

With laminate flooring, radiator, storage cupboard and access to;

Kitchen 9'4" 16'1"

Newly fitted with stunning cream wall, base and drawer units and beautiful wood effect work surfaces above which continue to up-stands. Appliances include an integrated oven, electric hob, extractor, fridge freezer and a sink and drainer inset. The room is finished with laminate flooring, spotlights, space and plumbing for a washing machine, radiator, two windows to the rear and a door to the garden.

Living Room 10'7" 12'7"

With laminate flooring, radiator and a window to the front elevation.

Dining Room 8'11" 9'4"

With laminate flooring, radiator and patio doors to the rear garden.

Bedroom One 10'0" 12'4"

With carpet flooring, radiator and a window to the front elevation.

Bedroom Two 9'8" 10'0"

With carpet flooring, radiator and a window to the rear elevation.

Bedroom Three 6'5" 8'6"

With carpet flooring, radiator and a window to the front elevation.

Bathroom 5'6" 6'4"

Fitted with a modern three piece bath suite including a low flush WC, pedestal hand



wash basin and a panelled bath with a shower over. Finished with part tiled walls and an opaque window to the rear elevation.

Outside 8'3" 14'8"

Offering off street parking to the front with a concrete driveway leading to the single garage (8'3" 14'8") . The rear had a concrete paved patio leading off from the house and the rest laid to lawn.



Ground Floor
58 sq.mt / 624.30 sq.ft
Approx

First Floor
42 sq.mt / 452.08 sq.ft
Approx



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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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