



Offers In The Region Of £260,000

ASHFIELD AVENUE | | MANSFIELD | NG18 2AE

**BuckleyBrown**  
ESTATE AGENTS



BEAUTIFULLY PRESENTED!... Prepare to fall head over heels as you approach this property, positioned within the sought after location of Mansfield. This property is simply stunning and comprises of three bedrooms, two bathrooms and an open plan kitchen/diner. This is the perfect home for families and those who are looking for spacious modern day living. Let me show you inside...

First of all you are welcomed by the light and airy porch which further leads into the main hallway. From here you will be greeted with a charming living room fitted with a feature fireplace, making this a warm and cosy space to relax and unwind after a long day! Moving through from here you will find my favourite room, the living kitchen area. This room really boasts open plan living, perfect for entertaining. The kitchen is everything you could ever need, accompanied with all essential appliances. Not to mention the L shaped worktop, dividing the areas for maximum versatility. Complemented further with patio doors creating a seamless transition to the rear garden allowing you to enjoy the summer months with ease. Finally, the ground floor benefits from a handy utility room and WC. Don't stop here, let's see what upstairs has to offer...

The first floor hosts three inviting bedrooms, one of which benefits from built in wardrobes whilst another has the luxury of its very own en suite. In turn the landing gives access to an extensive bathroom, boasting of a four piece suite.

Externally, the front of property has a private driveway and garage allowing for ample off road parking. The rear garden is simply stunning with a well maintained lawn, patio seating area, mature shrubs and fence surround. If this is the one for you, call our team to arrange a viewing!







#### Porch

Windows to both the front and rear with access into the main hallway.

#### Hall

Spacious hallway with windows to the front elevation and a storage cupboard found under the stairs.

#### Living Room 13'8" x 14'0"

Cosy reception room with a bay front window, window to the side, furniture fireplace and ample furniture space.

#### Kitchen/Dining Room 13'11" x 24'4"

Open plan layout with an L shaped worktop separating the kitchen from the dining area. The kitchen area comes complete with a range of matching cabinets, Belfast sink, integrated appliances and splashback tiles. With additional space and plumbing for a fridge/freezer along with an

integrated dishwasher for added convenience. Window to the rear elevation. The dining side comprises of ample furniture space, a feature fireplace and patio doors opening to the rear garden. Access to a handy utility room.

#### Utility 5'11" x 9'10"

Complete with wall and base cabinets, inset sink and drainer, and windows and an external door to the rear. Space and plumbing for a washing machine and tumble dryer. Access to a downstairs WC.

#### WC

Fitted with a low flush WC and a window to the rear elevation.

#### Landing

With a window to the side elevation, storage cupboard and leading access into;



#### Bedroom One 11'4" x 13'11"

With carpeted flooring, central heating radiator, full length built in wardrobes and a bay window to the front elevation.

#### Bedroom Two 9'1" x 13'11"

With carpeted flooring, central heating radiator, access to an en suite and a window to the rear elevation.

#### En Suite 2'5" x 10'9"

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

#### Bedroom Three 7'9" x 9'4"

With carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 5'8" x 8'6"

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

Dual aspect windows to the side and rear elevation.

#### Garage 8'6" x 18'11"

Accessible from the front elevation fitted with a window and an external door to the side.

#### Outside

Private driveway to the front along with a double door garage allowing for ample off road parking. To the rear you will find a well established garden which is mainly laid to lawn with surrounding shrubs, patio seating area and fence surround.

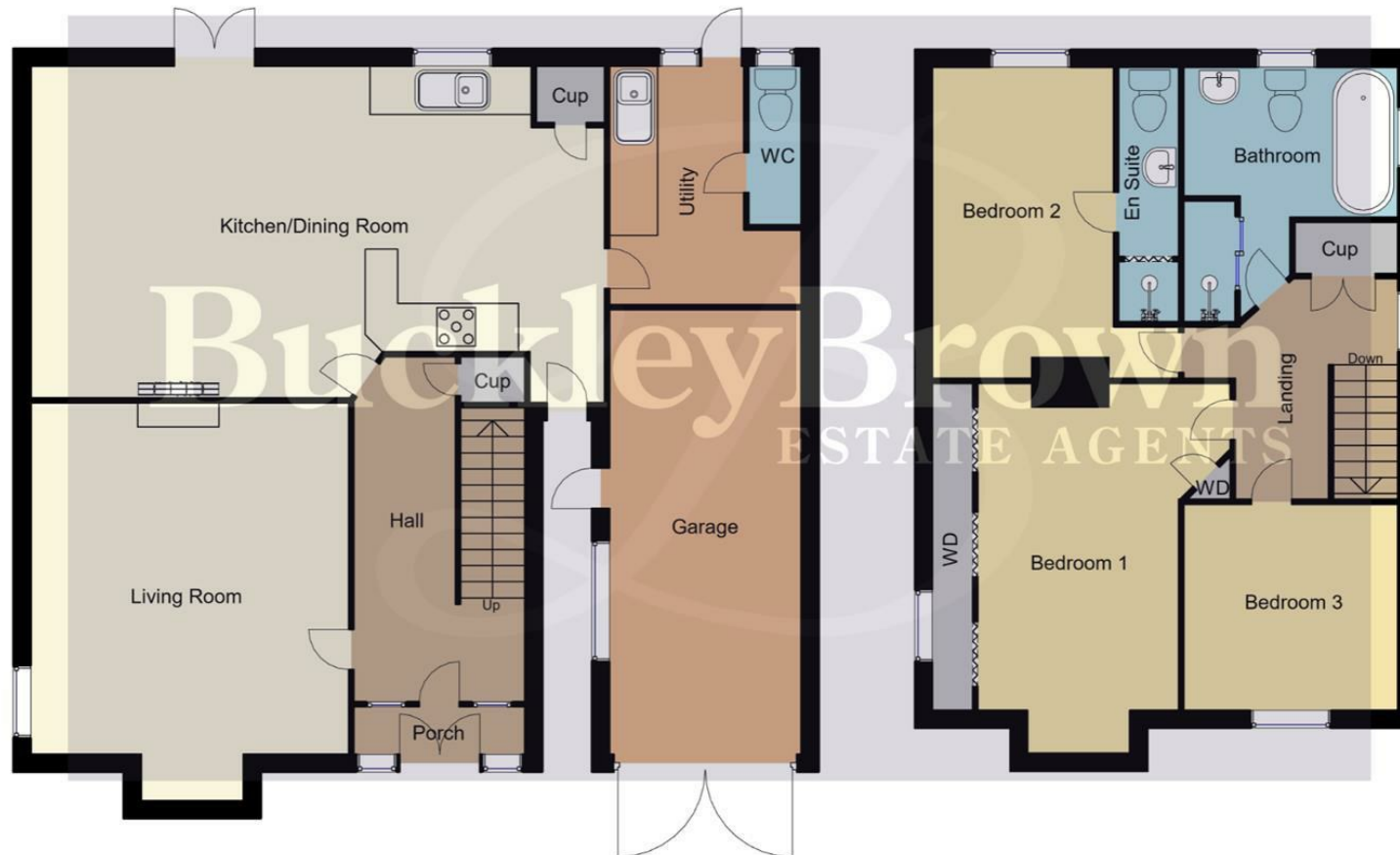






Ground Floor  
88 sq.mt / 947.22 sq.ft  
Approx

First Floor  
53 sq.mt / 570.48 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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**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) <b>A</b>		84
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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