



Offers Over £210,000

14 WEST BANK AVENUE | | MANSFIELD | NG19 7BN

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CREATE YOUR NEXT CHAPTER!...

This three bedroom semi-detached house is located in the heart of Mansfield, close to a variety of local shops and amenities, including both primary and secondary schools. Offering spacious interiors, high ceilings, and a generous garden, this home is perfectly suited for a growing family. Let's take a look inside...

Upon entry, you'll be welcomed into the hallway where you'll instantly get a sense of space and warmth that flows throughout the property. The living room provides a cosy and inviting area for relaxation, with a charming feature fireplace adding a touch of character. The dining room benefits from double doors that open directly onto the large rear garden—perfect for enjoying meals with an indoor-outdoor feel.

As you walk further, you'll find the kitchen, fitted with modern shaker-style wooden cabinetry, worktops, an inset sink, and integrated appliances including an oven, microwave, and hob. There's also space for additional appliances and a family dining area, making it ideal for everyday living and entertaining.

Upstairs, you'll find three generously sized bedrooms, each well-presented and offering the flexibility to personalise. All bedrooms come with their own built-in wardrobes, providing excellent storage. The bathroom features a modern four-piece suite, including a walk-in shower and bathtub—ideal for busy mornings or relaxing evenings.

Outside, the large rear garden is a standout feature, with a well-maintained lawn, mature trees, and surrounding shrubbery that offer privacy and a peaceful setting. To the front, a spacious driveway provides ample off-road parking, alongside a garage for additional parking or storage.

Don't miss out on this fantastic family home—call today to arrange your viewing!





Entrance hall

Laid with solid wood flooring, central heating radiator and windows to the side and front elevation. Doors provide access into;

Living Room 13'5" x 12'0"

With solid wood flooring, feature fireplace and bay window to front elevation.

Dining Room 13'5" x 13'2"

With laminate flooring, feature fireplace and double doors to the rear providing access to the garden.

Kitchen 10'0" x 7'9"

Complete with a matching array of cabinetry with ample worktop space and an inset sink and drainer. Window to rear elevation.

Cellar

Providing ample versatility and storage space.

Landing

With laminate flooring, window to side elevation and doors providing access into;

Bedroom One 13'4" x 12'6"

With laminate flooring, central heating radiator and window to rear elevation. This room benefits from built in wardrobes.

Bedroom Two 12'6" x 12'1"

With carpeted flooring, central heating radiator and window to front elevation. This room benefits from built in wardrobes.



Bedroom Three

With laminate flooring, central heating radiator and window to front elevation. This room benefits from a built in wardrobe.

Bathroom

Large bathroom complete with a four piece suite including a walk in shower, bathtub, low flush WC and hand wash basin. With a central heating radiator and window to rear elevation.

Outside

To the front of the property you will find a large driveway, providing ample off-road parking. To the rear you will find a laid lawn, patio seating area and surrounding fencing and mature trees, providing that

additional privacy. Additionally you will find a garage providing extra off-street parking or handy storage.





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) A		
(81-91) B		
(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		

74

58

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