



£180,000 Freehold

5 TUXFORD AVENUE | MEDEN VALE | MANSFIELD | NG20 9QW

**BuckleyBrown**  
ESTATE AGENTS



AN IMPRESSIVE PLOT!!... Are you in search for a stunning three bedroom semi-detached house located in the sought after area of Meden Vale? You are going to LOVE this property! This home hosts an impressive driveway, a garage and a great layout. Let's take a look around...

Starting with the living room which comprises a large window allowing plenty of light to fill the room and a neutral decor ready for you to add on your own stamp. Moving further, you will find the kitchen/dining room which is a generous space! The kitchen is fitted with matching cabinetry and units, together with an inset sink, an integrated oven and space for additional appliances and the dining area has stacks of room for your desired dining furniture making this the perfect space if you enjoy entraining or having family dinners.

The first floor accommodates three spacious bedrooms, with the master having the added luxury of its own fitted wardrobes. The family bathroom hosts a three-piece suite with an impressive shower over bath. This is a tranquil and relaxing space to unwind after a long day.

The outside hosts a private and well-landscaped garden, including a beautifully maintained patio area. This is perfect for inviting guests over in the summer month's for a BBQ or alfresco dining. The front of the property boasts an impressive driveway with parking for four cars and has the added bonus of a recently installed garage and a decorative front garden area. Call today to arrange a viewing!





#### Hall

Laminate flooring hallway with access to;

#### Living Room 14'6" x 10'10"

Carpeted living room with central heating radiator and a window to the front elevation.

#### Kitchen/Dining Room 20'11" x 9'10"

Matching cabinets with ample worktop space above, integrated appliances, an inset sink, central heating radiator and a generous space for a dining table and chairs. Window to the side elevation and patio doors to the rear.

#### Landing

Carpeted landing with access into all first floor bedrooms.

#### Bedroom One 10'11" x 9'11"

Carpeted master bedroom with central heating radiator and window to the front elevation.

#### Bedroom Two 10'9" x 10'0"

Carpeted bedroom with central heating radiator and window to the rear elevation.

#### Bedroom Three 10'10" x 6'9"

Carpeted bedroom with central heating radiator and window to the front elevation.

#### Bathroom

Three piece suite with shower over bath, hand wash basin and low flush WC.

#### Garage 18 x 12

Easily accessible via the front entrance, perfect for storage or secure parking.

#### Outside

Decorative front garden with large driveway leaving ample room for multiple cars/vans. There is also a garage to the front. To the rear elevation you will find a well maintained spacious garden with a patio area perfect for alfresco dining and an artificial lawn.







Garage  
11.76 sq.m/126.49 sq.ft  
Approx

Ground Floor  
43 sq.m/466.74 sq.ft  
Approx

First Floor  
49 sq.m/467.45 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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>70</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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