



Offers In The Region Of £425,000

ST. EDMUNDS AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9JX



A CHARMING HOME WITH ENDLESS POSSIBILITIES!

This four-bedroom detached property in Mansfield Woodhouse offers an abundance of space and versatility, making it a wonderful family home.

On the ground floor, the spacious living room is a great spot for family gatherings and relaxation, while the separate dining room provides an ideal space for entertaining or enjoying meals together. Seamlessly from here you will gain access to a bright and airy conservatory, providing the perfect space to enjoy all year round and enjoy the garden views! Finally, the kitchen is well-equipped and complemented by patio doors opening to the rear garden.

Upstairs, the master bedroom is a true standout, featuring an en-suite bathroom for added privacy along with the added convenience of built in wardrobes. The remaining three bedrooms are all generously sized, offering plenty of room to add your own stamp. The main bathroom, located just off the landing and comprises of a neutral three piece suite.

A notable feature of this property is the large basement, which adds significant value and functionality to the home. The basement includes a laundry room, WC, a tool room, and a garage, providing ample storage and utility space for all your needs. This versatile space could be converted to meet the wants and needs of your family in a heartbeat.

The extensive rear garden is another major highlight of this property. With plenty of space for outdoor activities, children's play, or gardening, it's a fantastic space for everyone's enjoyment and relaxation. Whether you're hosting barbecues or enjoying quiet evenings outdoors, this garden provides the perfect backdrop for making lasting memories! Not to mention there are two driveways allowing for ample off street parking.

Call our team today to arrange a viewing to make this your forever home!





Porch
Surrounding windows and access into the main hallway.

Main Hallway
With leading access into;

Living room 12'8" x 18'9"
Spacious room with built in storage cupboards, triple aspect windows to the front, side and rear. Along with an external door to the rear elevation.

Dining Room 13'6" x 14'4"
Versatile room with a window to the front along with double doors opening to the conservatory.

Kitchen 11'6" x 17'5"
Complete with a range of matching cabinetry, inset sink and drainer, integrated appliances and decorative

splashback tiles. Window to the front elevation and patio doors opening to the rear garden. Not to mention there is plenty of space for your dining furniture.

Landing
Vast leading with a window to the front elevation and further access to;

Bedroom One 12'0" x 17'5"
Laminate flooring, central heating radiator, built in wardrobes enhanced further with an en suite facility. Dual aspect windows to the front and rear elevations.

En Suite 3'11" x 6'8"
three piece suite including a hand wash basin, low flush WC and a shower. Window to the side elevation.

Bedroom Two 10'0" x 13'5"
Laminate flooring, central heating radiator and a window to the front elevation.



Bedroom Three 8'5" x 10'1"
Laminate flooring, central heating radiator and a window to the rear elevation.

Bedroom Four 8'3" x 10'2"
Laminate flooring, central heating radiator and a window to the rear.

Bathroom 5'2" x 9'1"
Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the rear elevation.

Laundry 11'8" x 12'7"
A spacious and practical laundry room, designed to keep your home organised and efficient, featuring a handy WC.

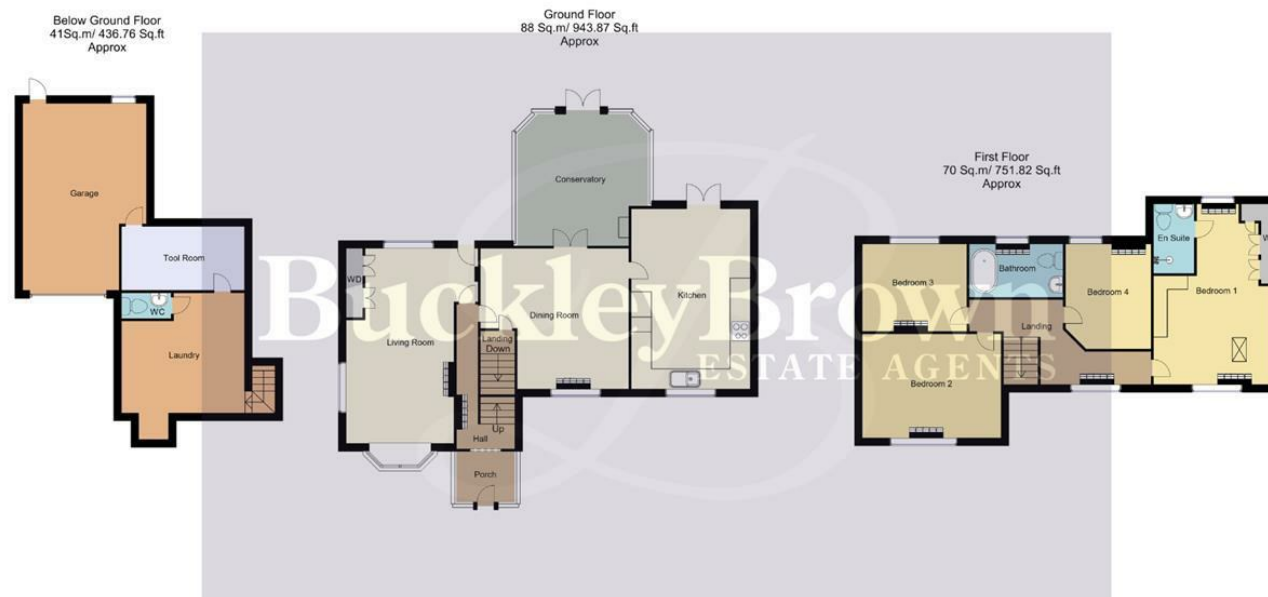
WC 2'8" x 6'7"
Fitted with a hand wash basin and low flush WC.

Tool Room 6'7" x 12'7"
A versatile tool room offering flexibility to store make this space whatever you desire. Leading access into the garage.

Garage 12'7" x 18'2"
Accessible from the front elevation with a window and external door to the rear.

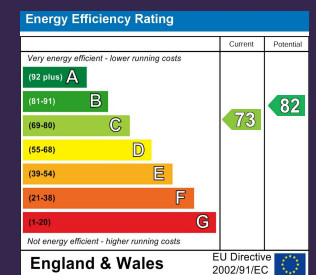
Outside
The property boasts a private frontage with well-maintained lawn areas, and steps leading up to the front door, along with the added benefit of a garage. Not to mention there are two private driveways, one gravel and the other being brick leading to the garage. At the rear, you'll discover a beautifully landscaped garden, featuring a spacious lawn, mature shrubs, a decorative pond, and a lovely decked seating area.





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. 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.



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