



Offers In The Region Of £230,000

NEWTONDALE AVENUE | FOREST TOWN | MANSFIELD | NG19 0PE

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START YOUR NEXT CHAPTER HERE!

We are delighted to present this wonderful link-detached home, offering endless potential and flexibility, making it perfect for families of all sizes. Situated in the heart of Mansfield Woodhouse, with a variety of local amenities just a short distance away. Let's take a look inside...

As you enter, the bright and airy living room immediately welcomes you, providing a comfortable space to relax. Through double doors you will find a lovely open plan kitchen/diner, equipped with all essential appliances and space for your desired furnishings! This provides the perfect atmosphere when hosting with family and friends. Complemented by patio doors opening the the rear garden, creating a seamless transition between indoor and outdoor living.

Upstairs, you'll find three generously sized bedrooms, each offering plenty of room for family living. The family bathroom is conveniently located nearby, offering a functional and comfortable space for everyday use.

Outside, the enclosed garden provides a private and secure space, primarily laid to lawn both a decked and patio seating area with fence surround—ideal for outdoor dining, summer barbecues, or simply unwinding in the fresh air. The front provides a paved driveway and garage allowing for ample off-street parking, adding further convenience and versatility to this charming property.

This is the perfect family home, call our team today to arrange a viewing! 01623 633 633





Hall

With access into;

Living Room 15'8" x 11'9"

Spacious room with carpeted flooring, central heating radiator, feature fireplace and a window to the front. Double doors opening through to the kitchen/diner.

Kitchen/Dining Room 13'11" x 8'9"

Complete with a range of matching gloss cabinetry, inset sink and drainer, integrated appliances and windows to the rear elevation. Ample space for all of your desired dining furnishings. Complemented by patio doors opening to the rear garden, creating a seamless transition to the garden.

Landing

Window and storage cupboard with further access to;

Bedroom One 13'7" x 8'5"

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

Bedroom Two 10'9" x 8'3"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the rear elevation.

Bedroom Three 8'7" x 6'2"

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

Shower Room 6'2" x 5'4"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear elevation.

Outside

Low maintenance frontage with a private driveway and garage. To the rear there is a



well established lawn besides both a decked and patio seating area surrounded with fencing, offering a degree of privacy.





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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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