



Offers Over £190,000

28 SHAFTSBURY AVENUE | | MANSFIELD | NG19 7NB

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### YOUR NEXT CHAPTER...

This charming three-bedroom semi-detached home, located in a sought-after area of Mansfield, is perfect for growing families. The residence is situated within close proximity to local shops and other amenities, making it ideally convenient.

Upon entry to the house, you are greeted by the hallway, which welcomes you into the homely living/dining area. This space has been beautifully decorated in a neutral palette, making it easy to add your own stamp, and it serves as the heart of this lovely home. The feature fireplace offers a cozy touch—perfect for dark winter nights. This area is open-plan and has ample space for your desired dining furniture as well as seating furniture! The kitchen is a modern, aesthetically pleasing space with integrated appliances such as an oven, fridge-freezer, and wine cooler, along with matching cabinets and complementing furnishings.

Heading upstairs, you'll find a generous landing and three versatile, spacious bedrooms, all of which offer room to make your mark, thanks to the clean, neutral aesthetic. The bathroom is just off the landing and features a three-piece suite, making it easy to relax and unwind with its shower-over-bath design.

Towards the front of the house, there is a large driveway with sufficient parking space. To the rear elevation, you will find a spacious patio area—ideal for alfresco dining—and a well-maintained raised lawn area.

This is the perfect family home! Don't miss out—call us today!





#### Hall

Hallway with central heating radiator and access to the ground floor rooms.

#### Living Room/Dining Room 21'3" x 13'10"

Carpeted living room with central heating radiator, and multiple windows including a bay window to the front elevation. This acts as a open plan living/dining space and has ample room for your desired furniture and also has the added benefit of a feature fireplace.

#### Kitchen 11'11" x 8'5"

Matching cupboards and handles with marble worktops and splash back, integrated appliances such as an oven, fridge freezer and a wine cooler. An inset sink and a window to the rear elevation. Feature spotlights in the ceiling.

#### WC 3'2" x 4'9"

Low flush WC with hand wash basin.

#### Landing

Carpeted landing with access to all first floor bedrooms.

#### Bedroom One 11'5" x 13'10"

Spacious master bedroom with carpeted flooring, central heating radiator and dual windows to the front elevation.

#### Bedroom Two 9'9" x 14'6"

Spacious carpeted bedroom with central heating radiator and a window to the front elevation.

#### Bedroom Three 11'5" x 8'5"

Spacious carpeted bedroom with central heating radiator and a window to the rear elevation.



#### Bathroom 7'3" x 4'6"

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

#### Outside

Large driveway to the front elevation. Patio area perfect for alfresco dining and a well maintained raised lawn area to the rear elevation.







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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</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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