



THE AVENUE | MANSFIELD | NG18 4PD

BuckleyBrown
ESTATE AGENTS

GORGEOUS FAMILY HOME!.. Proudly presenting to the market this absolute gem of a property located within a highly sought-after location with a range of great shops and amenities nearby, and the much-loved Berry Hill Park within walking distance! Boasting five excellent bedrooms, along with a spacious and impressive internal layout and a stunning enclosed garden to match. This detached property is the perfect choice for growing families to make memories for years to come!





Living Room 11'10" x 23'2"

With carpet to flooring, central heating radiator, coving, bi-fold doors leading out to the rear garden and window to the side elevation.

Kitchen 12'5" x 21'3"

Complete with shaker style cabinets and units, Quartz work surface, induction hob, splash back, integrated fridge freezer, double oven and dishwasher. Along with a centre island with inset sink, mixer tap and breakfast bar for additional seating. With down lights, chrome sockets, laminate flooring, two skylights and composite front door.

Sitting Room/Dining Room 11'5" x 13'6"

With two vertical central heating radiators, down lights, laminate flooring, window to

the front elevation and bi-fold doors leading outside.

Snug 7'4" x 7'5"

With carpet to flooring, central heating radiator and window to the side elevation.

WC

With a low flush WC, wash hand basin, vanity storage, full height tiling, chrome heated towel rail and an opaque window to the side elevation.

Bedroom Four 10'5" x 10'10"

With carpet to flooring, central heating radiator and dual aspect windows.

Bedroom One 12'7" x 15'2"

With carpet to flooring, central heating radiator, fitted wardrobe, window to the front elevation and an en-suite facility.



En-Suite 6'0" x 7'5"

Complete with an enclosed shower, low flush WC, wash hand basin with vanity storage, full height tiling, down lights and an opaque window to the side elevation.

Bedroom Two 11'5" x 14'1"

With carpet to flooring, central heating radiator, window to the side elevation and access to an en-suite facility.

En-Suite 7'7" x 12'7"

Fitted with a walk-in shower, low flush WC, wash hand basin with vanity storage, heated towel rail, down lights and an opaque window to the front elevation.

Bedroom Three 9'6" x 14'8"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the side elevation.

Bedroom Five 7'10" x 12'0"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bathroom 6'0" x 7'5"

Complete with a bath, pedestal sink, low flush WC, full height tiling and an opaque window to the side elevation.

Outside

With a gated entrance which in-turn leads to a tarmac driveway allowing for ample off-street parking and three integral garages (5.74 x 8.80). There is an enclosed garden to the rear with a patio seating area, lawn, mature shrubbery and fence surround.



Ground Floor:
178Sq.MT/1915.98Sq.FT
Approx.

First Floor:
99Sq.MT/1065.63Sq.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. 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	74	80
(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		

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