



Offers Over £425,000 Freehold

KING EDWARD AVENUE | | MANSFIELD | NG18 5AF

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ESTATE AGENTS



## MODERN FAMILY HOME!...

This impressive four-bedroom, three-storey semi-detached property, located in the sought-after area of Mansfield, is a true gem. With modern and stylish decor throughout, it has been lovingly maintained to a high standard, offering both comfort and contemporary living. Let's take a look inside...

The ground floor welcomes you with a spacious living room, featuring a large bay window that floods the room with natural light. Moving into the heart of the home, the open-plan kitchen, living, and dining area is a real showstopper. This extended space includes a stylish central island, perfect for preparing meals or entertaining guests. The room is further enhanced by a skylight and bi-folding doors that open seamlessly into the rear garden, providing a perfect indoor-outdoor flow. The kitchen itself is sleek and modern, with high-quality fixtures and fittings throughout. Next door, the utility room offers additional storage space and houses a convenient shower room.

The first floor offers three well-proportioned bedrooms, two of which come with fitted wardrobes. Each bedroom offers plenty of room for furniture while maintaining a fresh, clean aesthetic. Also on this floor is the main bathroom, which boasts a four-piece suite including a free standing bath and separate shower cubicle. Just off the landing, there is also a WC for added convenience.

The top floor presents the fourth bedroom, a spacious and private retreat. This room benefits from a built-in closet and its own en suite shower room, making it ideal for guests or a luxurious master suite. The en suite features a stylish three piece suite.

To the front of the property boasts a neat brick wall and a pathway leading to the front door. The rear garden is a highlight of the home, offering a space that is both practical and beautiful. It features an artificial lawn, patio seating area and fence surround - perfect for BBQs during the summer.

Call now to book a viewng!





### Entrance Hallway

Inviting hallway providing a storage cupboard under the stairs and further access to;

### Living Room 14'5" x 11'11"

Spacious room with a feature fireplace and a bay window to the front elevation.

### Kitchen/Dining Room 17'6" x 25'5"

This impressive open-plan kitchen, living, and dining area is designed with a stylish array of wall and base cabinets, an inset sink with drainer, integrated appliances, and elegant splashback tiles. A standout feature of the space is the central island, offering extra storage and a convenient breakfast bar. A window overlooks the side elevation. The living and dining area provides ample room for your desired furnishings, complemented by a cosy fireplace, a skylight, and bi-folding doors leading to the rear garden.

### Utility 12'3" x 11'6"

Equipped with plenty of worktop space, cupboards, and an inset sink with drainer, this

area also provides space and plumbing for both a washing machine and tumble dryer. An external door opens to the side elevation. Additionally, you'll have easy access to a practical downstairs shower room for extra convenience.

### Shower Room 7'2" x 3'5"

Downstairs shower room for added convenience, comprising of a hand wash basin, low flush WC and a shower.

### Landing To The First Floor

Leading access to;

### Bedroom One 15'2" x 11'10"

Carpeted flooring, central heating radiator, built in wardrobes and a bay window to the front elevation.

### Bedroom Two 12'4" x 10'11"

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



### Bedroom Three 11'1" x 10'10"

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

### Bathroom 7'4" x 10'10"

Stylish four piece suite comprising of a hand wash basin, low flush WC, shower and a free standing bath. Window to the rear elevation.

### WC 4'0" x 2'7"

Handy WC located just next door to the main bathroom with a window to the rear elevation.

### Landing To The Second Floor

Window to the front, storage cupboards and access to;

### Bedroom Four 12'3" x 10'7"

Carpeted flooring, central heating radiator, private closet and access to an en suite facility. Window to the side elevation.

### Closet 8'0" x 4'3"

Perfect space for keeping organised with ample space for all of your belongings.

### En Suite 8'0" x 6'5"

Three piece suite including a hand wash basin, low flush WC and a shower.

### Outside

The front of the property is low-maintenance, featuring a brick wall and access to the front door. The rear garden is a real highlight, with an artificial lawn, a patio seating area, decorative shrubs, and a fenced perimeter providing a sense of privacy.









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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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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