



Offers Over £375,000 Freehold

53 SOUTHPARK AVENUE | | MANSFIELD | NG18 4PJ

BuckleyBrown
ESTATE AGENTS

*** NO CHAIN ***

ONE FOR THE FAMILY!...

We are delighted to present this detached house for sale, boasting a neutrally decorated finish throughout. This property offers an abundance of space and is ideally located in Mansfield. Within close proximity to local shops and amenities are within walking distance, and nearby schools make this property ideal for families. With fantastic features such as a block paved driveway providing ample parking, a carport through to the garage and a thoughtful layout this house truly caters to a comfortable and convenient lifestyle.

The kitchen is fitted with a range of wall and base units and room for essential appliances. It also provides direct access to the garden, making it ideal for al fresco dining during the warmer months. The two reception rooms consist of a spacious lounge with garden access, and a dedicated dining room offering flexible living spaces to cater to your needs. Adding to the appeal of this property is a convenient downstairs WC.

Heading upstairs you will find four generously sized bedrooms; three having built in wardrobe space giving convenient storage. The shower room is well-appointed and boasts full tiled walls.

Outside there is a block paved driveway that provides ample off-street parking, to the side is a gated car port and access to the garage. The garden, another standout feature, provides an excellent outdoor space for relaxation or entertainment. Mostly laid to lawn with mature borders and a dedicated seating area to enjoy in the warmer months.

Don't miss out. Call today to view!





Entrance Hall
Giving access to;

Living Room 11'10" x 21'3"
Complete with carpet flooring, feature stone fireplace housing an electric fire, window to front elevation, floor to ceiling windows and full width three panel sliding door to the rear.

Kitchen 14'7" x 8'1"
Complete with a range of matching wall and base units with complimentary work surface over, inset sink and drainer with mixer tap over, space and plumbing for essential appliances, tiled flooring, window to rear elevation and door leading outside.

Dining Room 11'10" x 12'7"
Having ample room for dining furniture,

three piece bow window to front elevation, central heating radiator and an electric heater.

W/C 5'2" x 3'4"
Complete with a low flush WC, hand wash basin, wall cupboard and heated towel rail and window to front elevation.

First Floor Landing
Giving Access too;

Bedroom One 11'11" x 11'8"
Having carpet flooring, window to front elevation, built in wardrobe and central heating radiator.

Bedroom Two 11'6" x 9'10"
Having carpet flooring, window to front elevation, built in wardrobe and central heating radiator.



Bedroom Three 10'5" x 9'4"
Having carpet flooring, window to rear elevation and central heating radiator.

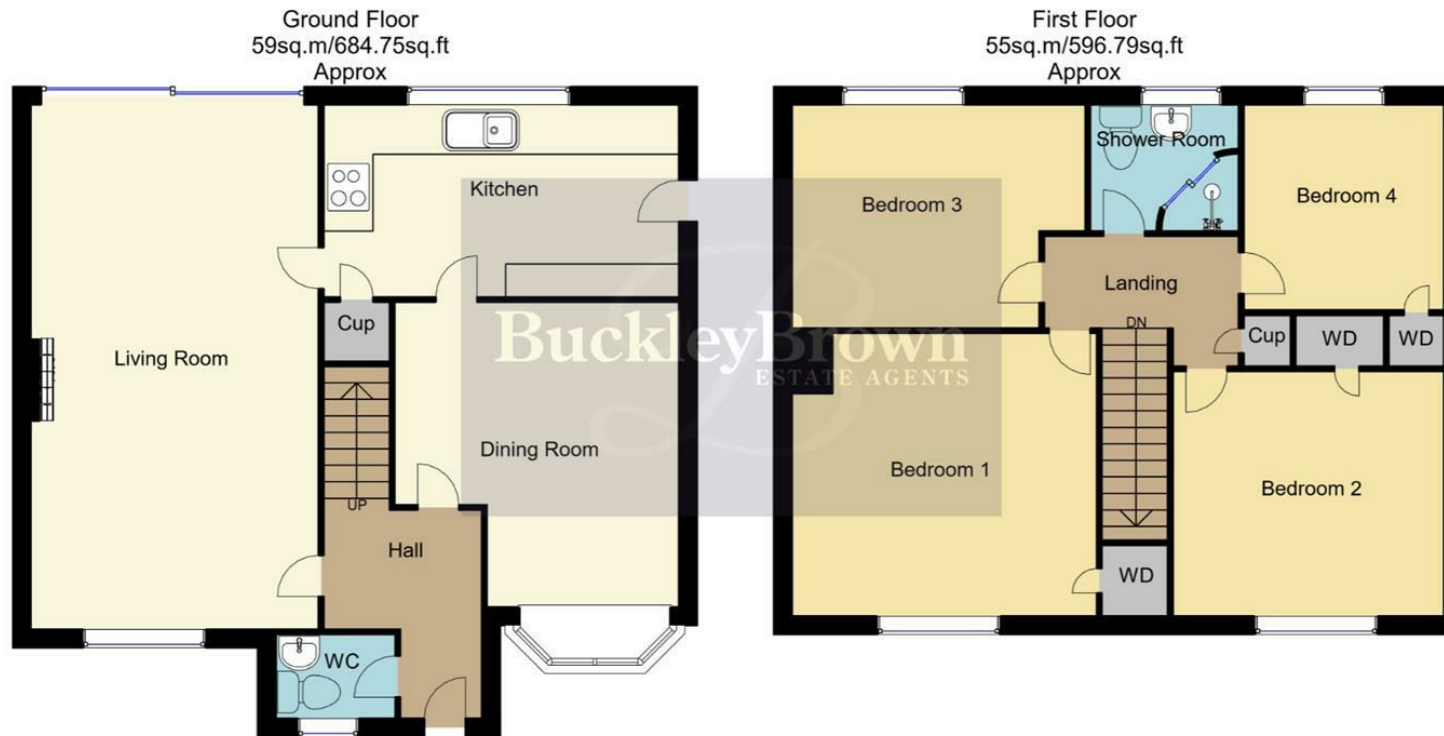
Bedroom Four 8'3" x 8'7"
Having carpet flooring, window to rear elevation, built in wardrobe and central heating radiator.

Shower Room 7'6" x 5'5"
Complete with a three-piece suite comprising of low flush wc, hand wash basin set within vanity unit, shower cubicle, wall storage cupboard, heated towel rail, window to rear elevation and fully tiled walls.

Outside
To the front of the property there is a block paved driveway providing ample off-street

parking. To the side there is a gated carport giving access to the garage. To the rear you will find a generously sized enclosed garden, mostly laid to lawn and having mature borders. There is a dedicated riven slab and blocked paved seating area to enjoy in the warmer months.





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	67	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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