



Guide Price £290,000 Freehold

3 WESTERN AVENUE | | MANSFIELD | NG18 5ED

BuckleyBrown
ESTATE AGENTS

STEP INSIDE!... To this beautifully renovated three-bedroom detached home, offering a true turn-key opportunity, perfectly blending stylish interiors with an unbeatable location in Mansfield. Situated close to Kings Mill Hospital, Kings Mill Reservoir, the A38, and a range of local amenities including schools, shops and cafés, this property is ideal for families and professionals alike.

The ground floor welcomes you with a spacious entrance hall leading to a generous bay-fronted lounge, filled with natural light and enhanced by French patio doors opening onto the rear garden. A second bay-fronted reception room provides the perfect setting for a formal dining area or flexible family space. The kitchen has been fitted with stunning modern wall and base units, offering both practicality and elegance, and there's a separate utility room for added convenience. Completing the ground floor is a useful WC.

Upstairs, the property boasts three well-sized bedrooms and a beautifully appointed family bathroom, complete with a vanity hand wash basin and a panelled bath with shower over.

Outside, the home continues to impress with a driveway, garage, and a small front lawn. To the rear, the garden features a patio area and a neatly maintained lawn, all overlooking mature trees which provide a welcome sense of privacy.

Immaculately presented and ready to move straight into, this is a rare opportunity to secure a fully refurbished home in a highly desirable location. Early viewing is highly recommended.

Call today to secure your viewing!





Entrance Hall

Carpeted flooring, central heating radiator and further access to;

Living Room 10'8" x 21'5"

Carpeted flooring, central heating radiator, feature fireplace, a window to the front and patio doors opening to the rear elevation.

Dining Room 10'11" x 11'1"

Versatile reception room with carpeted flooring, central heating radiator and a bay window to the front elevation.

Kitchen 6'11" x 13'9"

Modern kitchen fully equipped with modern wall and base cabinets, inset sink with drainer, integrated appliances and stunning worktops. Finished with a window to the rear, additional fitted cupboard and access through to a handy utility.

Utility Room 7'6" x 8'5"

Spacious room for additional storage with dual aspect windows to the rear and side along with an external door.

Ground Floor WC 2'5" x 5'8"

Fitted with a hand wash basin, low flush C and a window to the side elevation.

Landing

Window to the rear and leading access into;

Bedroom One 10'7" x 11'10"

Carpeted flooring, central heating radiator and dual aspect windows to the front and rear.

Bedroom Two 10'4" x 10'10"

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



Bedroom Three 6'11" x 10'10"

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

Bathroom 5'10" x 6'9"

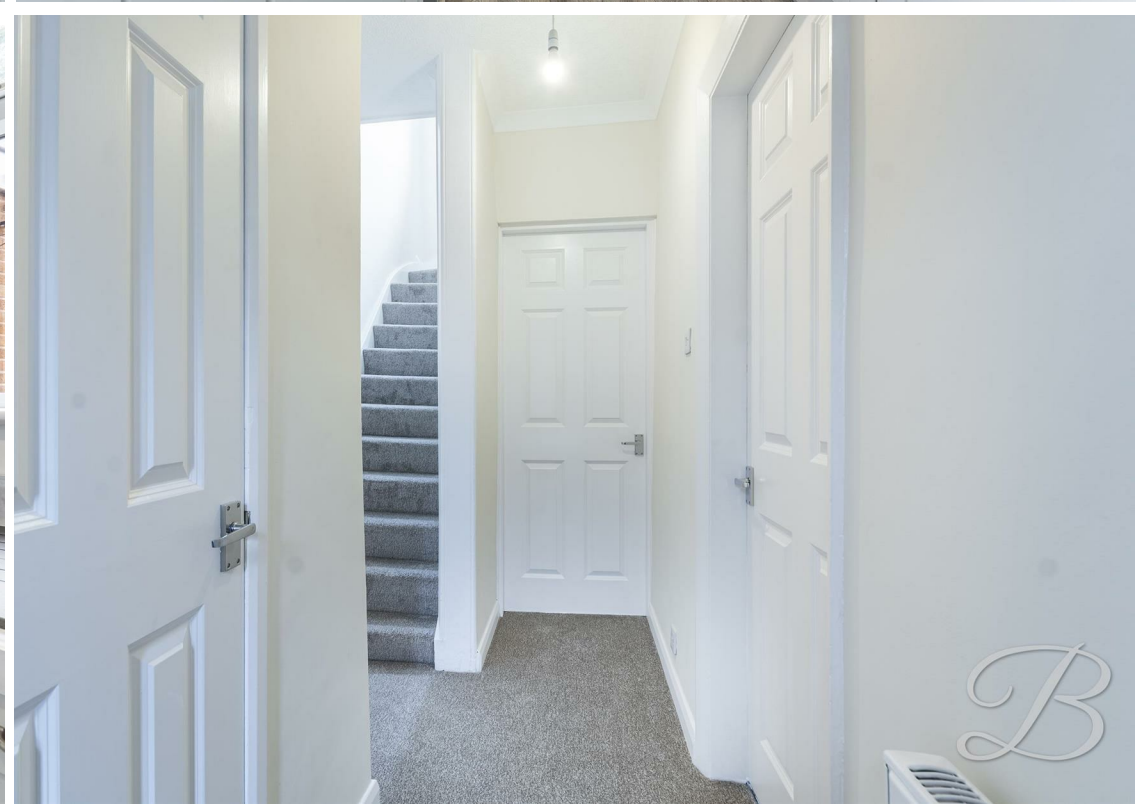
Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower for added convenience.

Garage 13'5" x 18'9"

Accessible from the front elevation with a window to the rear and an external door to the side elevation.

Outside

Private frontage with wall surround, paved driveway and access to a larger than average garage. The rear garden boasts an expansive lawn area, patio seating space and fence surround.





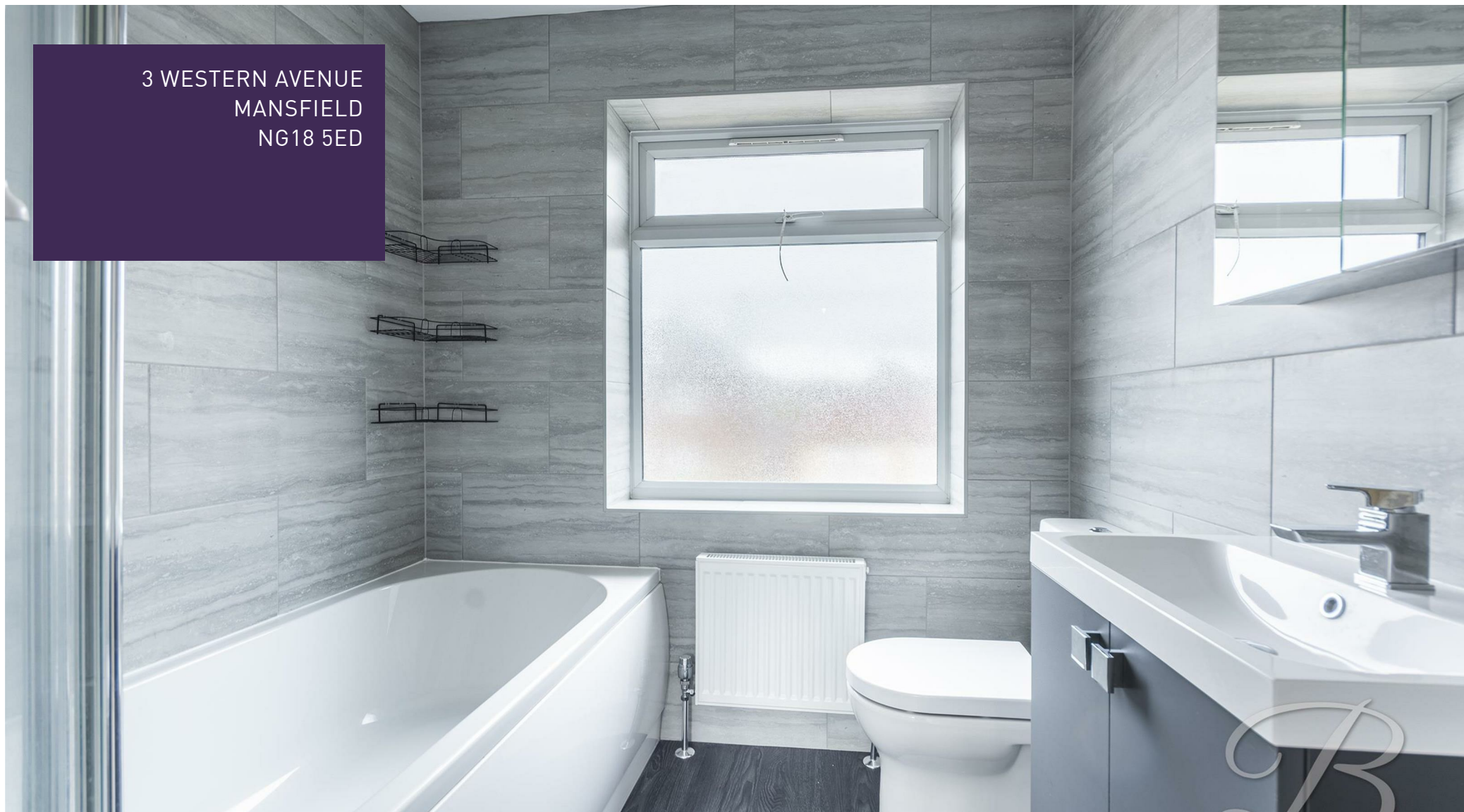
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	78
EU Directive 2002/91/EC		

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