



Guide Price £300,000 Freehold

32 KING EDWARD AVENUE | | MANSFIELD | NG18 5AF

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GUIDE PRICE £300,000-£350,000.. Situated on the well-regarded King Edward Avenue in one of Mansfield's most sought-after locations, this traditional, bay-fronted family home offers spacious accommodation and charming original features throughout. Located within the desirable High Oakham school catchment area, and close to local amenities including a cinema and restaurant complex, a popular pub, green spaces and a nearby park, this property is perfectly positioned for families and professionals alike.

Set behind a hard-standing area with a driveway providing off-street parking, the property welcomes you with a spacious entrance hall giving access to the first floor and basement. The ground floor features a bright and generous bay-fronted living room with a beautiful feature fireplace housing a multi-fuel burner and wooden mantel, ideal for cosy evenings. A second reception room at the rear enjoys views of and access to the garden, creating a relaxing space for entertaining or unwinding.

A separate dining room opens seamlessly into the kitchen, which overlooks the garden and provides further access outside. Completing the ground floor is a convenient WC.

Upstairs, the spacious landing offers access to a boarded loft space, providing excellent storage or potential for further development (subject to the necessary permissions). There are three well-proportioned bedrooms, one of which benefits from built-in storage, alongside a family bathroom that also includes a useful storage cupboard.

While the home retains some lovely original features, it would benefit from modernisation, offering a fantastic opportunity for buyers to make it their own while preserving its period charm.

To the rear, the garden features a patio area perfect for outdoor dining and a wealth of mature trees, shrubs, plants and a generous lawn area.

This is a wonderful opportunity to acquire a spacious, characterful home in a prime Mansfield location—early viewing is highly recommended.





Entrance Porch

Door provides access into the entrance hall.

Entrance Hall

With a central heating radiator, stairs rising to the first floor, and access into the basement. Doors provide access into;

Living Room 13'2" x 15'10"

The focal point of the lounge is the feature fireplace, housing a multi-fuel burner with wooden mantel. With a bay window to the front elevation and a central heating radiator.

Reception Room 12'10" x 13'4"

With patio doors that provide access onto the rear garden and a central heating radiator.

Dining Room 9'10" x 10'0"

With a central heating radiator and a window to the side elevation. There is an opening into the kitchen.

Kitchen 9'10" x 11'1"

The kitchen is fitted with a range of wall and base units with sink and drainer set into work surface. There are integrated appliances which include an eye-level oven and a four-ring gas hob. There is space and plumbing for a washing machine. With a window to the rear elevation and a door that provides access outside. There is an opening into the dining room.

Downstairs WC 1'11" x 11'1"

Fitted with a low level WC and hand wash basin. With a window to the rear elevation and a central heating radiator.



Landing

With loft hatch access, a central heating radiator, and a useful storage cupboard. Doors provide access into;

Bedroom One 13'3" x 13'11"

With a window to the rear elevation and a central heating radiator. There is also a storage cupboard.

Bedroom Two 13'4" x 13'10"

With two windows to the front elevation and a central heating radiator.

Bedroom Three 9'8" x 11'3"

With a window to the front elevation and a central heating radiator.

Bathroom 9'9" x 10'10"

Fitted with a low level WC, pedestal hand

wash basin, and a bathtub with tiled splash back. With a window to the rear elevation and a central heating radiator. There is also a useful storage cupboard.

Loft Room

The loft space is boarded for ample storage. Approx. 36 Sq. M

Basement

Approx. 33 Sq. M

Outside

There is a hard-standing area to the front with a driveway providing off-street parking. To the rear, the garden features a patio area perfect for outdoor dining and a wealth of mature trees, shrubs, plants and a generous lawn area.



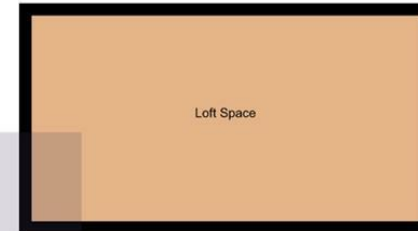
Ground Floor
78 Sq.m/ 7840.90 Sq.ft
Approx



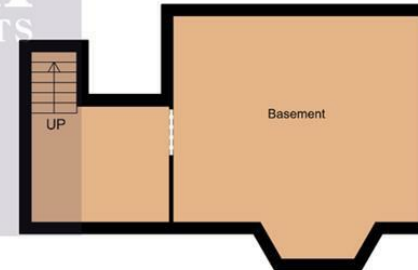
First Floor
71 Sq.m/ 759.91 Sq.ft
Approx



36 Sq.m/ 390.02 Sq.ft
Approx



Basement
33 Sq.m/ 352.52 Sq.ft
Approx



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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. Specially 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		79
(55-68) D	60	
(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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MANSFIELD
NG18 5AF



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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