



£350,000 Freehold

68 ALEXANDRA AVENUE | | MANSFIELD | NG18 5AB

**BuckleyBrown**  
ESTATE AGENTS

## FRESH BRIGHT AND BEAUTIFULLY PRESENTED!...

We are delighted to welcome you to this characterful and elegant three-bedroom semi-detached property, located in the ever-popular area of Mansfield, close to a wealth of excellent local amenities, schools, shops, and transport links. Combining modern luxury with charming period features, this home has been tastefully decorated throughout and is ready to move straight into.

Step inside via the porch and into the inviting entrance hall, where the tone is set for the style and warmth that flows throughout the home. The lounge is a true highlight, boasting a striking feature fireplace that creates a cosy and relaxing focal point, perfect for unwinding after a busy day. The stunning kitchen is both practical and stylish, complete with a traditional Belfast sink, ample storage, and workspace, ideal for everyday living and entertaining. From here, you'll find a useful utility area with WC. The separate dining room is equally impressive, enhanced by its own feature fireplace and double doors that open seamlessly into the bright and airy conservatory. With surrounding windows and French doors to the garden, this versatile space is perfect for enjoying the outdoors all year round.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The master benefits from fitted wardrobes, while the third bedroom is currently being used as a home office, offering flexibility to suit your lifestyle. The family bathroom is finished to a high standard, boasting a luxurious four-piece suite, including a free-standing claw-foot bath.

Externally, the home is just as appealing. To the front, you'll find a driveway and garage, providing ample off-street parking. The rear garden is private and inviting, featuring a patio seating area, laid lawn, and mature shrubs with surrounding fencing — ideal for relaxing, entertaining, or family life.

Call today to arrange a viewing!!!





#### Porch

With windows to the front elevation and access into;

#### Entrance Hall

With stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

#### Lounge 11'10" x 12'7"

With carpeted flooring, feature fireplace and a window to the front elevation.

#### Kitchen 9'6" x 10'11"

Complete with a range of matching cabinetry and ample worktop surfaces. It features a belfast sink, drainer, fridge/freezer, wine cooler and space for appliances. With a window and door to the side elevation. With access into the utility/WC.

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

With space for appliances, low flush WC and a hand wash basin.

#### Dining Room 12'5" x 12'11"

With carpeted flooring, feature fireplace and double doors opening into the conservatory.

#### Conservatory 11'10" x 9'10"

With surrounding windows and double doors opening onto the garden.

#### Landing

With access into;

#### Bedroom One 16'8" x 12'11"

With carpeted flooring, fitted wardrobes and a window to the rear elevation.



#### Bedroom Two 16'8" x 10'9"

With carpeted flooring and windows to the front elevation.

#### Bedroom Three/ Office 9'11" x 7'5"

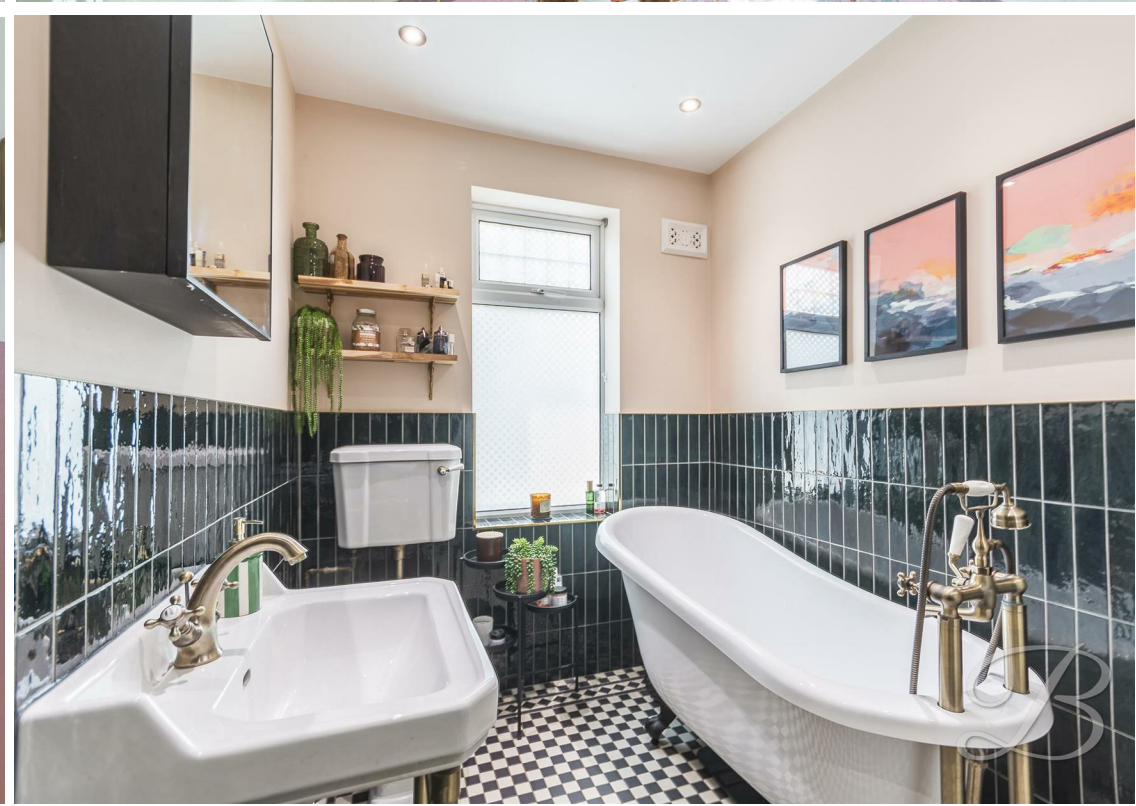
With carpeted flooring and a window to the side elevation.

#### Bathroom 9'11" x 6'0"

Complete with a four piece suite including a free standing claw foot bath, shower, low flush WC and a hand wash basin. With a window to the side elevation.

#### Outside

The front of the property hosts a garage and driveway, providing ample off-street parking. The rear garden offers a patio seating area, laid lawn and surrounding shrubs and fencing.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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