



Offers Over £775,000 Freehold

40 THE AVENUE | | MANSFIELD | NG18 4PD

**BuckleyBrown**  
ESTATE AGENTS

## STUNNING FAMILY HOME!

Nestled in the charming area of The Avenue, Mansfield, this exquisite detached house offers a perfect blend of elegance and comfort. The location is ideal for families, providing a peaceful neighbourhood while being conveniently close to local amenities, schools, and parks. The Avenue is known for its friendly community atmosphere, making it a wonderful place to call home.

As you step inside, you are greeted by a spacious entrance hall that leads to two inviting reception rooms. The first reception room is perfect for entertaining guests, featuring large windows that fill the space with natural light. The second reception room offers a more intimate setting, ideal for family gatherings or quiet evenings. The heart of the home is the well-appointed open plan kitchen, which flows seamlessly into a dining and living area, creating a warm and welcoming environment for family meals. Completing the ground floor is a handy utility room and downstairs bedroom with its very own en suite.

Venturing upstairs, you will discover four generously sized bedrooms, each designed with comfort in mind. The master bedroom boasts an en-suite bathroom and walk in wardrobe, providing a private sanctuary for relaxation. The remaining bedrooms are equally spacious, offering ample storage and versatility for family needs, whether it be for children, guests, or a home office. Each room is thoughtfully designed to create a tranquil atmosphere, making it easy to unwind after a long day. Not to mention the modern bathroom just off the landing.

Outside, the property is surrounded by beautifully landscaped gardens, providing a serene outdoor space. The garden is perfect for children to play or for hosting summer barbecues with friends and family. A private driveway offers ample parking, ensuring convenience for residents and visitors alike. This stunning home on The Avenue is not just a property; it is a lifestyle waiting to be embraced.

Call today to arrange a viewing!





#### Entrance Hallway

Stunning entrance hallway with high quality flooring, stairs rising to the second floor and further access into;

#### WC

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

#### Living Room 14'0" x 25'0"

Spacious carpeted flooring, central heating radiator, ample furniture space and dual aspect windows to the front and rear elevations.

#### Kitchen 10'4" x 25'8"

Complete with a range of modern wall and base cabinets, inset sink with drainer, integrated appliances. Not to mention the centre island creating a wonderful space for both cooking and entertaining with a skylight just above.

#### Living Room 8'10" x 12'1"

Open plan layout offering a great space for your furnishings. Fitted with a skylight and bi-folding doors opening to the rear elevation.

#### Dining Room 16'6" x 11'5"

Bright and airy space to enjoy your delicious meals with friends and family. Fitted with skylights, windows looking through to the living room and bi-folding doors opening to the rear garden.

#### Utility 10'5" x 13'10"

Large utility with ample cabinetry and worktops with space and plumbing for a washing machine and tumble dryer. Windows and an external door to the rear. Additional access to a handy downstairs WC.

#### WC

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

#### Snug 10'4" x 11'4"

Versatile room currently lending itself as a snug which could alternatively be utilised as a home gym, office or games room.

#### Bedroom Two 13'8" x 18'2"

Accessible from the utility with carpeted



flooring, central heating radiator, an en suite and patio doors opening to the side. This room is highly versatile and could suit a variety of needs.

#### En Suite 7'0" x 7'7"

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

#### Landing 14'3" x 3'3"

Fitted storage cupboard and leading access into;

#### Bedroom One 16'10" x 16'7"

Carpeted flooring, central heating radiator, walk-in-wardrobe, en suite and a window to the front elevation.

#### En Suite 5'4" x 10'3"

Modern three piece suite including a hand wash basin, low flush WC and a bath. Window to the rear elevation.

#### Bedroom Three 14'3" x 10'5"

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

#### Bedroom Four 10'5" x 15'5"

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

#### Bedroom Five 10'4" x 11'3"

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

#### Bathroom 6'9" x 7'7"

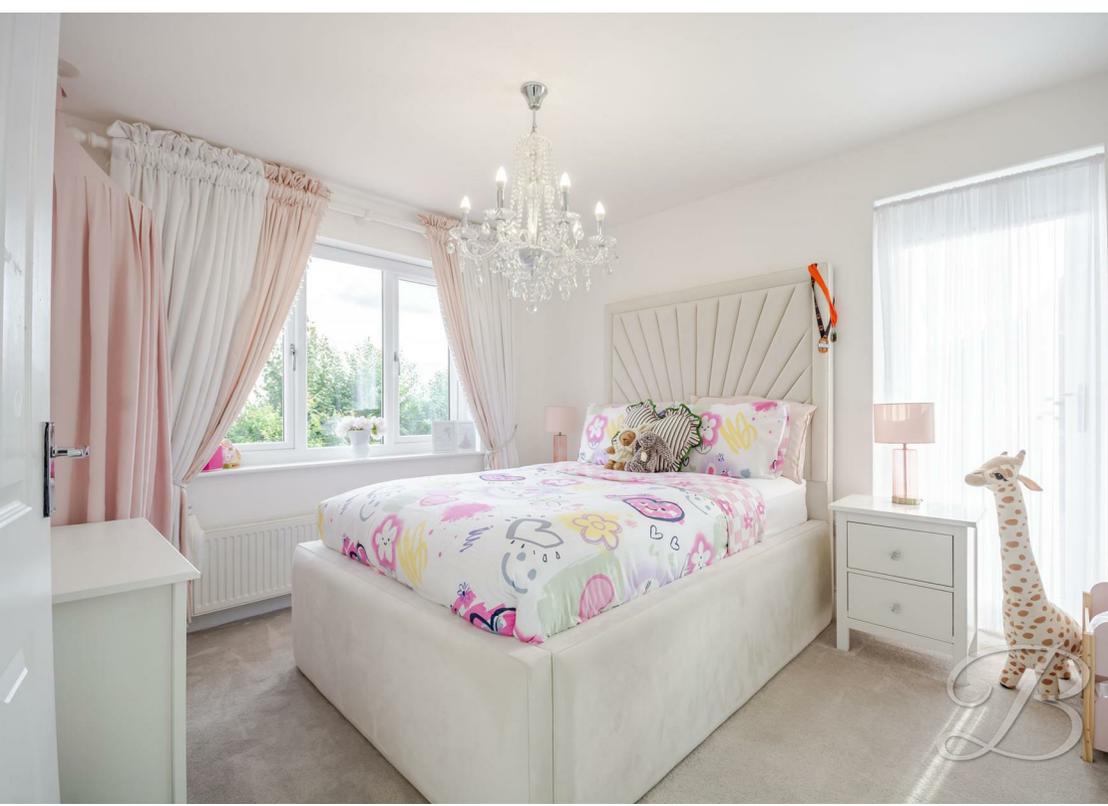
Contemporary three piece suite consisting of a hand wash basin, low flush WC and a shower. Fitted with a window to the rear elevation.

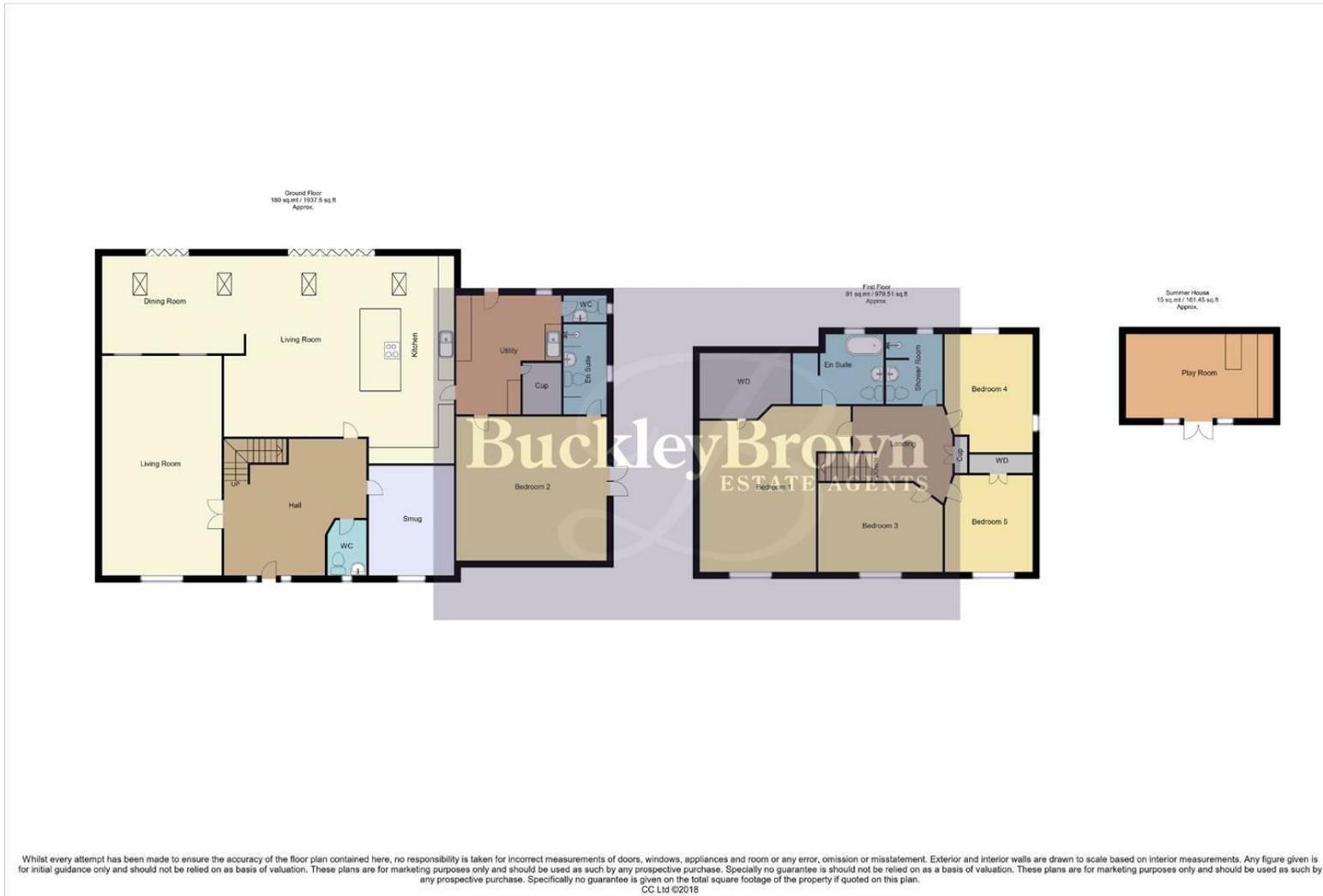
#### Play Room 17'8" x 10'2"

Outbuilding fully fitted with carpeted flooring, fitted worktops and cabinetry along with patio doors opening onto the garden.

#### Outside

Large private entrance which welcomes you to a well kept lawn, driveway and hedge surround. The rear garden has been beautifully landscaped with an artificial lawn, patio seating area and decorative plantings.





**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			
		71	81
England & Wales		EU Directive 2002/91/EC	

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