



£350,000 Freehold

8 BROOKLAND AVENUE | | MANSFIELD | NG18 5NB

BuckleyBrown
ESTATE AGENTS

EXCELLENT OPPORTUNITY FOR FAMILY LIVING... This spacious five-bedroom detached house is located in a desirable area of Mansfield, offering generous accommodation ideal for family living. The property provides excellent potential and would benefit from some modernisation, allowing new owners to put their own stamp on a substantial and well-laid-out home. With multiple reception rooms, a large kitchen, and plenty of storage, it's perfect for those seeking space and flexibility.

On the ground floor, the property opens into a welcoming hallway leading to two living rooms — the main living room connects to the dining room through stylish glass doors, creating a light and open flow, while the second living room offers a more private, versatile space for relaxing or entertaining. The large kitchen provides ample room for cooking and family dining. A separate WC, multiple storage cupboards, and a porch add further convenience and functionality to the ground floor.

The first floor features five well-proportioned bedrooms, including a main bedroom with an en suite bathroom and built-in wardrobes. The remaining bedrooms are spacious and adaptable, suitable for children, guests, or home office use. A large family bathroom with a shower cubicle completes the upper floor, offering modern fittings and practicality for everyday use.

Outside, the property enjoys a large driveway and lawned front garden, providing ample parking and strong curb appeal. To the rear, there is a spacious enclosed garden with a patio area, perfect for outdoor dining or family gatherings, along with a garage offering additional parking or storage space.





Hall

Hallway leading to the ground floor.

Living Room 10'11" x 20'8"

Carpeted living room with feature fireplace, central heating radiator, and bow window to the front elevation, access to the dining room through statement traditional glass doors.

Dining Room 10'4" x 10'5"

Carpeted dining area with ample space for your desired dining furniture, sliding doors to the rear garden.

Kitchen 17'8" x 11'1"

Matching cupboards with ample worktop space, tiled splash back, integrated appliances with space for more, an inset sink, breakfast bar and window to the rear elevation. Porch to the rear.

Porch

Porch to the rear elevation.

WC

Low flush WC with hand wash basin.

Living Room 10'10" x 11'0"

Second living room, with central heating radiator and box window to the front elevation.

Landing

Landing leading to the first floor rooms.

Bedroom One 17'2" x 11'1"

Carpeted bedroom with built in wardrobe's, central heating radiator and access to its own en suite. Windows to the rear elevation.

En Suite 4'5" x 7'8"

Three piece suite with shower, low flush WC and shower cubicle.

Bedroom Two 10'11" x 12'4"

Spacious bedroom with carpeted flooring with central heating radiator and window to the front elevation.

Bedroom Three 10'4" x 10'0"

Spacious bedroom with carpeted flooring with central heating radiator and window to the rear elevation. This room also benefit's from built in wardrobe's.

Shower Room 10'11" x 7'10"

Four piece suite with hand wash basin, low flush WC, shower cubicle and a bidet.

Bedroom Four 10'11" x 10'11"

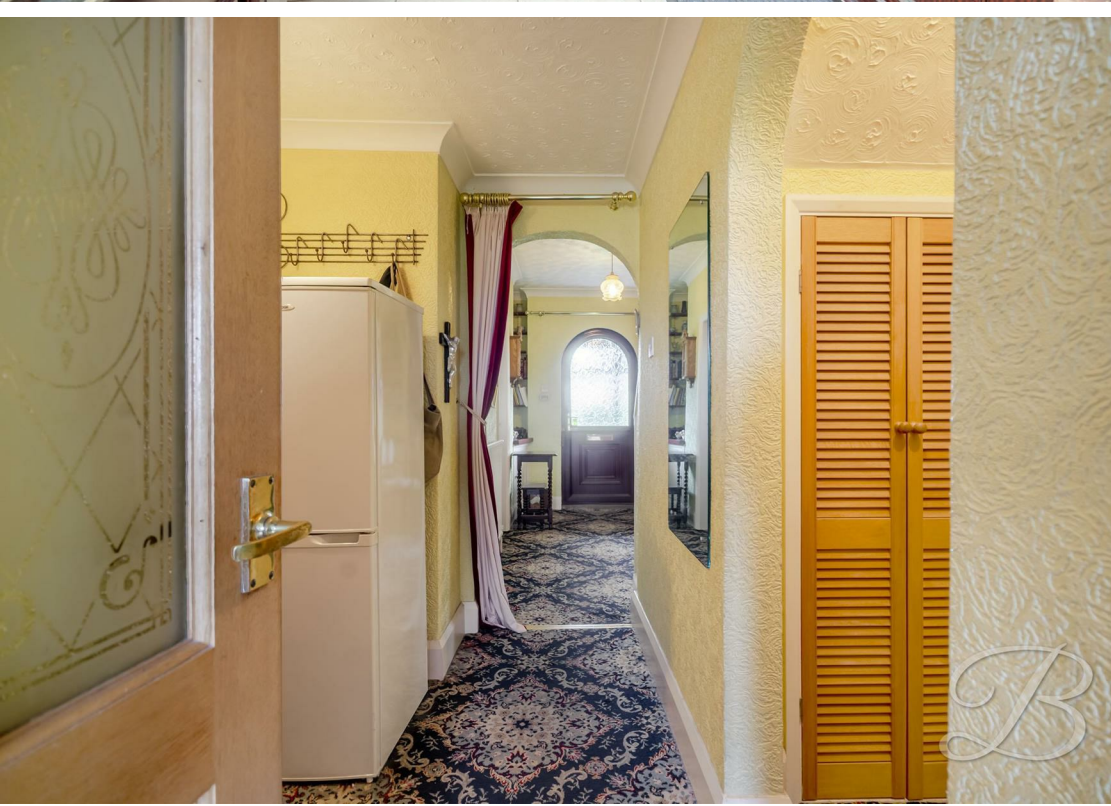
Spacious bedroom with carpeted flooring with central heating radiator and window to the front elevation.

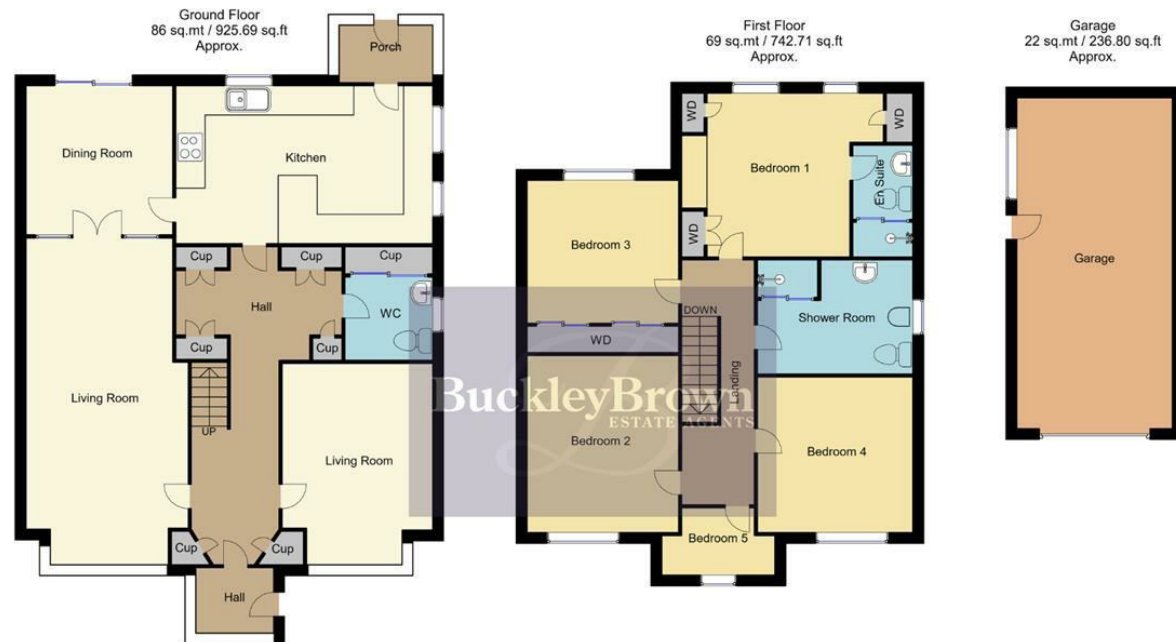
Bedroom Five 8'3" x 7'10"

Fifth bedroom with carpeted flooring with central heating radiator and window to the front elevation. Ideal for use as an office/wardrobe.

Garage 11'2" x 22'11"

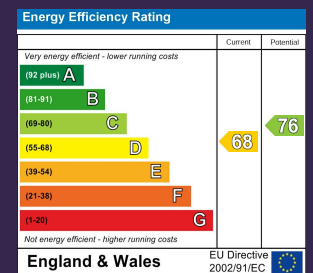
Ample space for storage/vehicles.





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.
CC Ltd ©2018

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.



8 BROOKLAND AVENUE
MANSFIELD
NG18 5NB



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

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.

BuckleyBrown
ESTATE AGENTS