



37 Highfield Avenue, Langwith Junction, Mansfield, NG20 9AU

Offers Over £179,000

- Semi Detached House
- Master With En-suite
- Landscaped Gardens
- Three Good Sized Bedrooms
- UPVC D/G & Gas Central Heating
- Off Road Parking

# 37 Highfield Avenue, Mansfield NG20 9AU

**\*\*MODERN AND HOMELY\*\***

Tassi sales and lettings are delighted to offer this bright, spacious and modern three bedroom semi-detached home. This accommodation is attractive on the inside and the outside with landscape gardens and off road parking!

As you arrive on to the willow park development this beautiful family home located on a corner plot in a cul de sac, we think this home style has a beautiful and homely feel. There is off road parking to the side aspect for 2 cars with a beautiful landscaped low maintenance garden to the rear and welcoming frontage.

On entrance through the UPVC door you will find the hall giving access to the lounge, kitchen and WC. The lounge is neutrally decorated with window to the front and double doors to the rear that leads through to the conservatory, the kitchen offer spacious living with dining area, some built in appliances and pantry.

The first floor has a master bedroom with en-suite, a family bathroom and two good size further bedrooms.

This property needs to be seen to be appreciated, call the team to arrange your viewing.



Council Tax Band: A



## Ground Floor Accommodation

### Upvc Entrance Door

Stairs off to the first floor and access to the lounge, kitchen and WC

### Lounge

Lounge with UPVC French doors to the rear elevation opening to the conservatory, UPVC window to the front elevation, 2 x radiator, ceiling light point and laminate flooring.

### Kitchen

Fitted with a range of wall and base units, roll edge work surfaces, sink with a mixer tap over, built in electric oven and hob with extractor over, vinyl flooring, ceiling light point, tiled splash backs, built in fridge freezer, built in washer, space and plumbing for washing machine, UPVC double glazed window's to the rear and front elevation, access to walk in pantry.

### Conservatory

The conservatory has vaulted ceilings with a ceiling fan, tiled floor and double doors leading to the rear garden with fitted blinds.

### Cloak Room

Wc, sink, ceiling light, radiator and vinyl flooring

## First Floor Accommodation

### First Floor Landing

With carpeted flooring, access to three bedrooms, bathroom and loft access.

### Bedroom One -

UPVC double glazed window to the front elevation, radiator, carpeted flooring and ceiling light point.

### En Suite

Corner shower with glass doors and electric shower, WC, sink, radiator, part tiled walls and vinyl flooring

### Bedroom Two

UPVC double glazed window to the rear elevation, radiator, carpeted flooring and ceiling light point.

### Bedroom Three

UPVC double glazed window to the front elevation, radiator, carpeted flooring, ceiling light point and integrated storage housing the combi-boiler.

## Bathroom

Fitted with three piece suite comprising bath with shower over, bi fold glass shower screen, wash hand basin and WC. UPVC obscured windows to the rear elevation.

## Outside

At the front property you have a full resin laid drive leading to the entrance door, gated side access to the rear and fenced boundaries,

To the rear garden you have gated access leading to a rainbow sandstone patio area and a further artificial lawned area with fenced boundary and the addition of a shed.

## Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

## Disclaimer

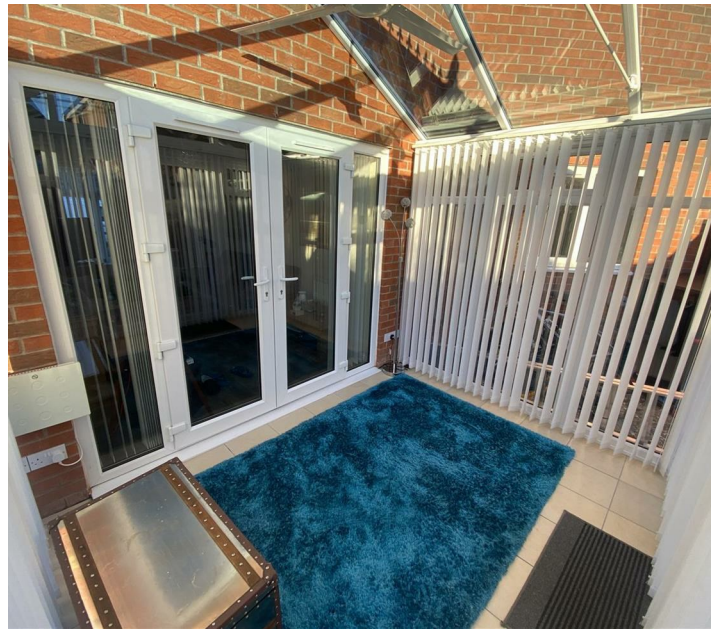
### Disclaimer Notes

Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

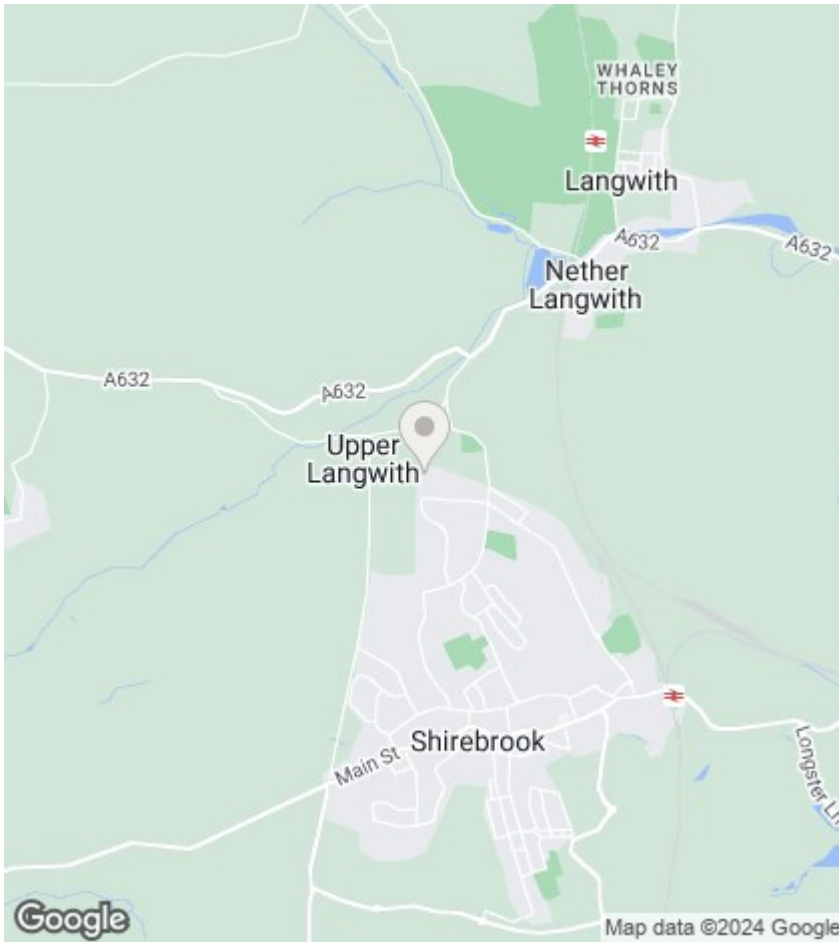
These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

## Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.







## Directions

## Viewings

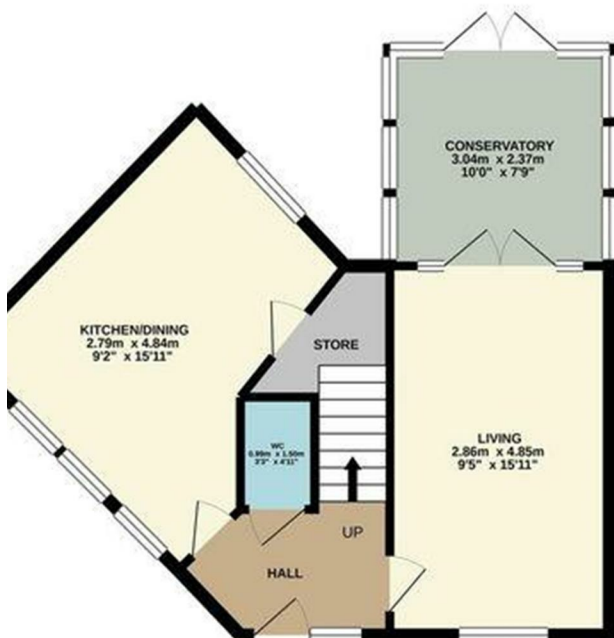
Viewings by arrangement only. Call 01623 747 956 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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