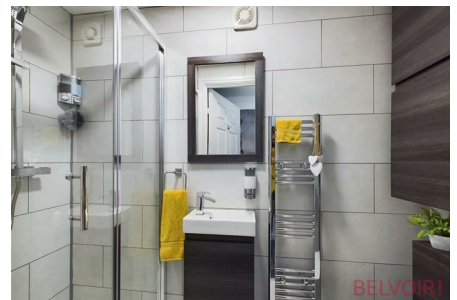
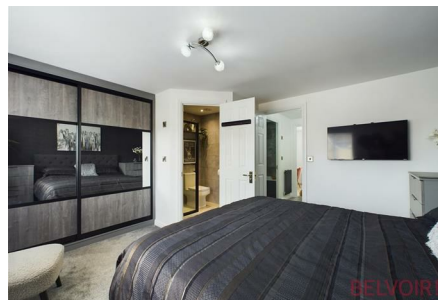


White Rose Avenue, Mansfield, NG18 4YF

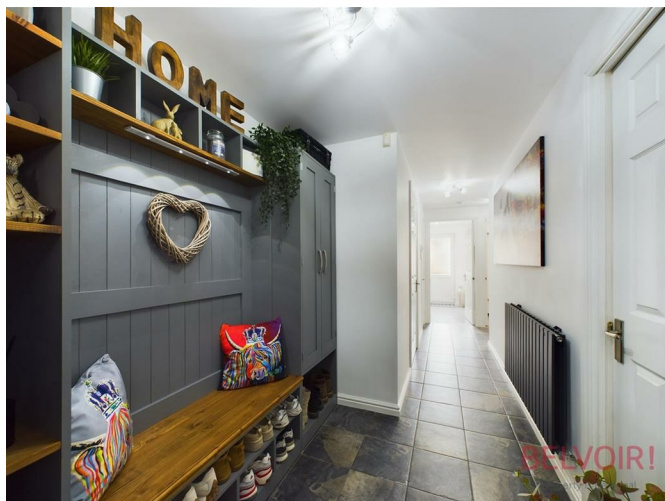


£240,000 Freehold



Are you looking for a new home in the Quarry to just move straight into which has no upwards chain? 16 White Rose Avenue is that home. The owners had no intention of moving when they modernised this amazing family home and that can be seen through the high spec finish throughout. Over three floors and with a layout alteration to the middle floor this property giving a spacious kitchen/dining/living area with fully integrated kitchen. The property comprises to the ground floor; entrance hallway, utility room, bedroom and shower room stairs lead to the middle floor which has the lounge area, dining area and kitchen. Stairs lead to the top floor where there is the main bathroom, bedroom with built in wardrobes and the main bedroom with fitted wardrobe and ensuite. Externally to the front is a double width driveway and pathway to the side of the property. The rear garden has composite decking, artificial grass and a summer house/bar giving that additional living, entertainment area or even home working. EPC= C

Entrance Hallway 19'0" x 3'3"



Stepping through newly fitted composite front door into the welcoming hallway which has tiled flooring, grey radiator and storage cupboard housing the water tank.

Bedroom 7'9" x 8'3"



A double room with radiator and window to the rear elevation.

Utility Room 7'10" x 6'3"



Beautifully finished with cream high gloss wall and floor cupboards with subway tiled splash backs and tiled flooring. The utility room has been fitted to have integrated washing machine, dryer and deep stainless steel sink with mixer tap and tall larder cupboard housing the boiler. Also with newly fitted Upvc door leading to the rear garden.

Shower Room 7'10" x 2'11"

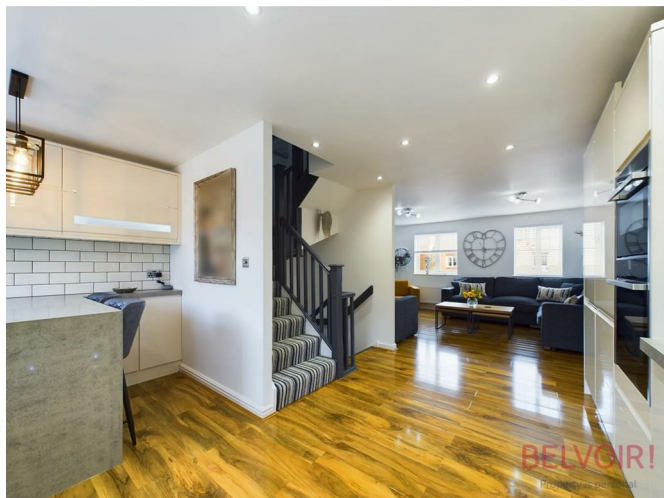


Cleverly designed to use the space and fitted with a sleek and modern shower with fully tiled walls and flooring with shower cubicle having rainfall shower, wc and wash hand basin set in a vanity unit. With heated towel rail, extractor, wall mounted storage cupboard and mirror.

Stairs & Landing

Stairs lead to the middle floor living.

Family Area 27'2" x 14'9"



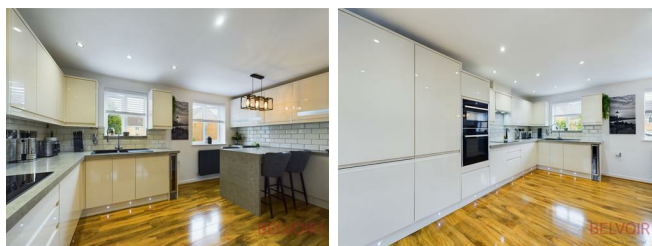
A social space for the family to enjoy. The middle floor of the property has been altered to maximise the space and fully upgraded throughout. With two windows to the front elevation, two windows to the rear elevation, two radiators, ceiling spot lights and light in the lounge area, and laminate wood effect flooring throughout.

Lounge



With two windows to the front letting in plenty of natural light and radiator.

Kitchen/Dining Area



This is truly the best part of the property with no expense being spared to get this property to where it is now. The kitchen has been fitted with fully integrated appliances fitted in cream high gloss units with light grey Quartz worktops. The integrated appliances include; 70/30 Fridge Freezer, Neff hide & slide oven, Neff microwave combination oven, Neff induction hob with extractor hood, dishwasher, wine fridge and a black sink and drainer with mixer tap. The kitchen and dining area cupboards have been fitted with plinth lighting, cabinet lighting and under cabinet lighting as well as contrasting subway tiled splash backs. The Quartz top has been extended to make a high 4 seater dining space and just finishes the kitchen space of beautifully.

Stairs & Landing

Leading to the top floor and with radiator and access to the loft which has been part boarded and has a pull down ladder.

Bedroom One 12'2" x 14'9"



A stunning main bedroom with fitted wardrobes with sliding doors, radiator and two windows to the front elevation.

Ensuite 5'3" x 5'6"



With fully tiled walls and flooring and fitted with wash hand basin, wc and shower cubicle with rainfall shower all with black finishes. With black heated towel rail, wall mounted LED mirrored cabinet spotlights and extractor.

Bedroom 8'3" x 14'9"



A second double bedroom with built in wardrobes, radiator and window to the rear elevation.

Bathroom 6'3" x 5'7"



Wow, the place to relax! Recently upgraded along with the other bathrooms to be a place to unwind with fully tiled walls and floor, wc and wash hand basin set in vanity unit with rainfall tap, bath with shower over and glass shower screen. With extractor, chrome heated towel rail, LED wall mounted mirror and ceiling spotlights.

Rear Garden



The high standard that the house has been finished too does not finish at the doors and has been continued outside. Stepping out of the UPVC door from the utility room onto grey composite decking which is plenty big enough for a dining set. The decking then steps down to the artificial grass with gravelled edges. With fence to all sides, access gate to the side of the property leading to the front and outside lighting.

Bar



A hidden surprise! Currently split into two with the left hand side being a storage area with power and light and the right hand side currently being a bar but the option to be what ever you want it to be... more to be found out about this space from a viewing...

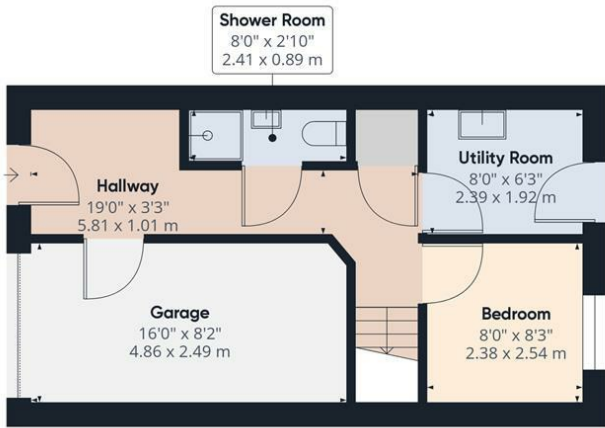
Garage

An integral garage with newly fitted black up and over door, with power and lighting and an internally fitted cold water tap and internal door leading to the hallway.

Parking



A double width driveway to the front gives off road parking for 2 vehicles.



Ground Floor



Floor 1



Floor 2



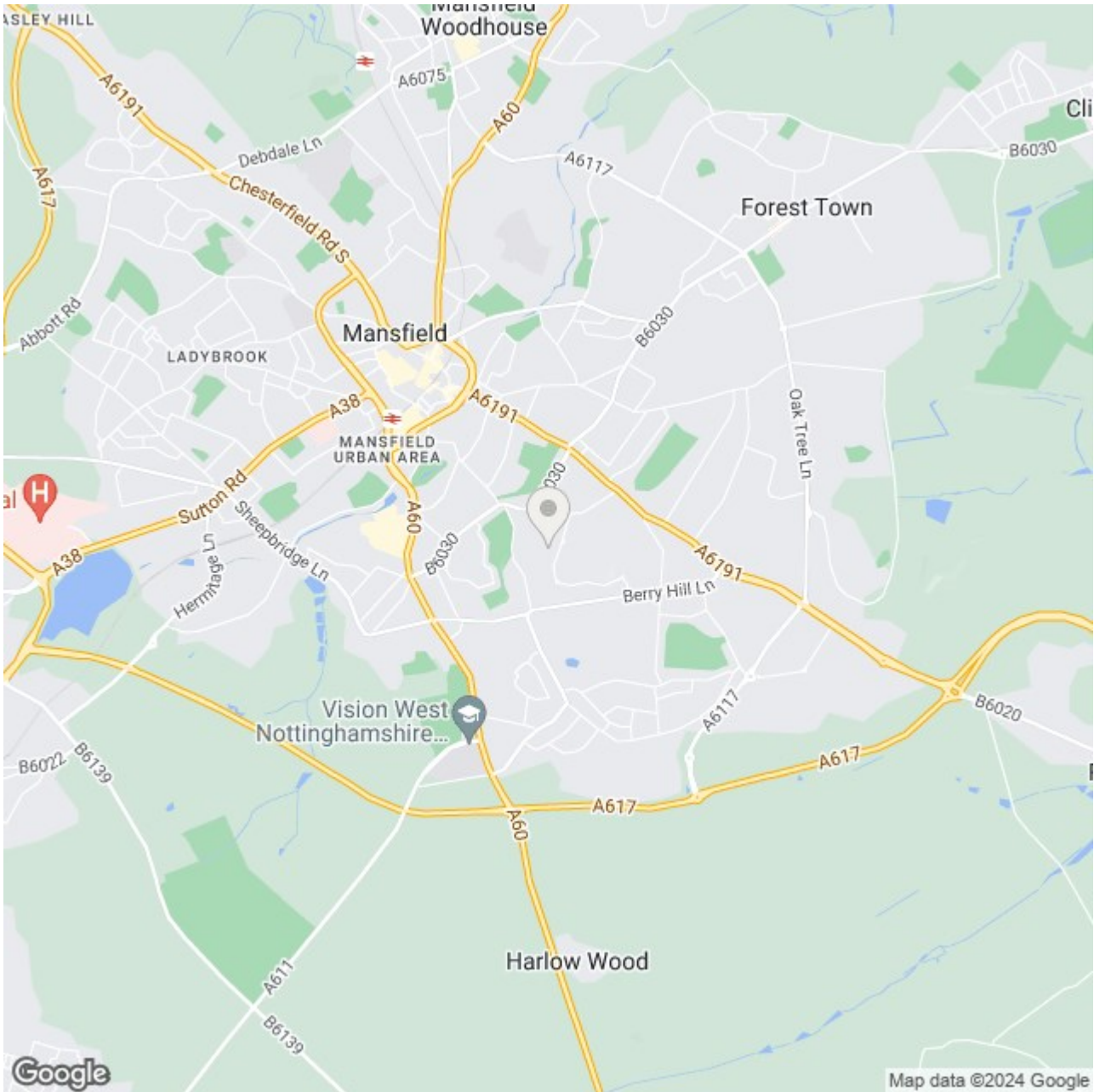
Approximate total area⁽¹⁾

1176.6 ft²
109.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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		

Current: **76**
Potential: **87**

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC