



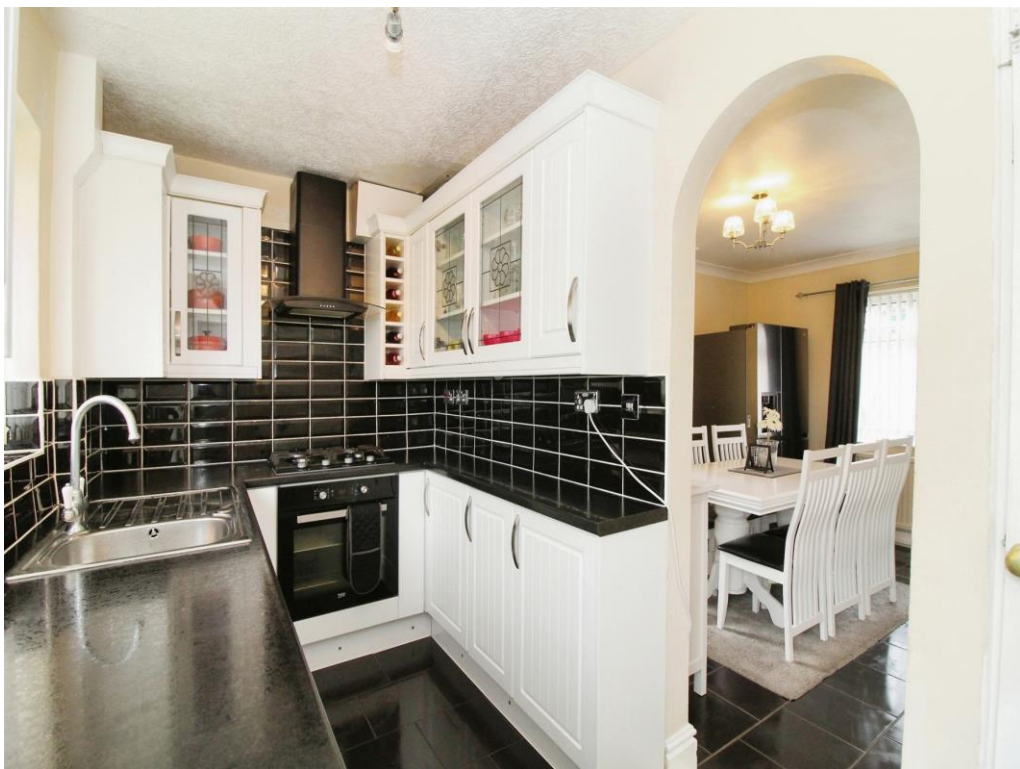
Little John Avenue  
Warsop Mansfield





# Little John Avenue Warsop Mansfield NG20 0HZ

for sale offers over  
**£220,000**



## Property Description

Burchell Edwards are proud to present this very deceiving and well portrayed family home, located on Little John Avenue in Warsop.

Little John Avenue sits on a corner plot and has a gorgeous outlook and an attractive curb appeal, with driveway parking to the front and a single garage all being set back with a lawn and a brick built half wall.

Upon entry you have a brick built porch leading through to an entrance hallway, a large lounge and a separate dining room then to the rear, a fully fitted kitchen with an understairs pantry for storage.

To the first floor you have bedrooms two to four, which all vary in size and are generous in themselves, then to complete a family bathroom that has been upgraded.

The current owners have extended the property within their ownership to create a second floor and a master bedroom with an en-suite.

The master bedroom is a large double with a four piece en-suite consisting of a bath, a double walk in shower, a ceramic toilet and ceramic sink basin and both the master bedroom and en-suite have skylights and spotlights fitted.

To the rear of the property is a low maintenance garden that is privately enclosed and has a brick built outhouse with UPVC doors and electrics fitted.

Little John Avenue sits on a sought after estate in Warsop, being within a close proximity to local schools, shops and having great road links.

## Front Elevation

Welcoming you to the property with brick half wall boundaries; dropped curb access to a large frontage providing parking for multiple vehicles. There are small lawned sections with shrubs and plants and access to both the garage and front porch.

## Entrance Porch

5' 7" x 3' 9" ( 1.70m x 1.14m )

Being brick built and accessed via a front UPVC door, finished with tiled flooring and a DG UPVC window to the front elevation.

## Entrance Hallway

From the porch and through the wooden internal door leads you to a small entrance hallway with tiled flooring that flows through to the diner.

## Dining Room

8' 10" MAax into chimney Breast x 12' 2" Min ( 2.69m MAax into chimney Breast x 3.71m Min )

Finished with the tiled flooring that flows from the entrance hallway and having an archway passage to the kitchen at the rear. There is a large DG UPVC window to the front elevation and a small DG UPVC window to the side elevation, a wall mounted radiator and an original fireplace.

## Kitchen

12' 3" Max x 6' ( 3.73m Max x 1.83m )

Having a set of matching wall and base units for storage, worktops incorporating a stainless steel sink and drainer with mixer taps, tiled splashbacks across the work surfaces and then an integral electric oven with a gas hob and cooker hood above. There is a large understairs pantry for further storage and access to the rear garden via a UPVC rear door.

## Lounge

.9' 9" Max & Into chimney Breast x 18' 8" Max & into recess ( 2.97m Max & Into chimney Breast x 5.69m Max & into recess )

Being a very generous size and having carpets fit to finish. With a DG UPVC window to both and front and rear elevations of the property, two wall mounted radiators and an electric wall mounted fire.

## Bedroom One - Top Floor Ext

11' 1" Max & into recess x 12' 2" Max & into recess ( 3.38m Max & into recess x 3.71m Max & into

recess )

Bedroom One is located on the top floor and is a result of the extension that the current owners have done here at Little John Avenue. Its a large double bedroom with an en-suite, fit with carpeted flooring, a DG UPVC window to the rear elevation, a DG UPVC skylight window to the front elevation and a wall mounted radiator.

## En-Suite

Being a four piece suite and consisting of laminate flooring, a DG UPVC opaque window to the rear and a DG UPVC skylight window to the front, an upgraded towel wall mounted radiator, walk in shower, a large bath, ceramic toilet and ceramic sink basin.

## Bedroom Two

10' 8" Max & into chimney breast x 12' 8" Min ( 3.25m Max & into chimney breast x 3.86m Min )  
Being a generous double bedroom on the first floor and having laminate flooring, a wall mounted radiator and a DG UPVC window to the front elevation of the property.

## Bedroom Three

11' 7" Max x 9' 1" Max ( 3.53m Max x 2.77m Max )  
Bedroom three, another generous double, has laminate flooring with a wall mounted radiator and a DG UPVC window to the front elevation.

## Bedroom Four

6' 10" Max x 9' 3" Min ( 2.08m Max x 2.82m Min )  
Bedroom four is a good size and has laminate flooring, a DG UPVC window to the rear elevation and a wall mounted radiator.

## Family Bathroom

The family bathroom has also been upgraded with laminate flooring fit to finish, a large bath with a waterfall shower above, a ceramic toilet and ceramic sink basin, then an upgraded towel radiator and DG opaque UPVC window to the rear.

## Rear Garden

The rear garden is a low maintenance space, fenced off and privately enclosed being

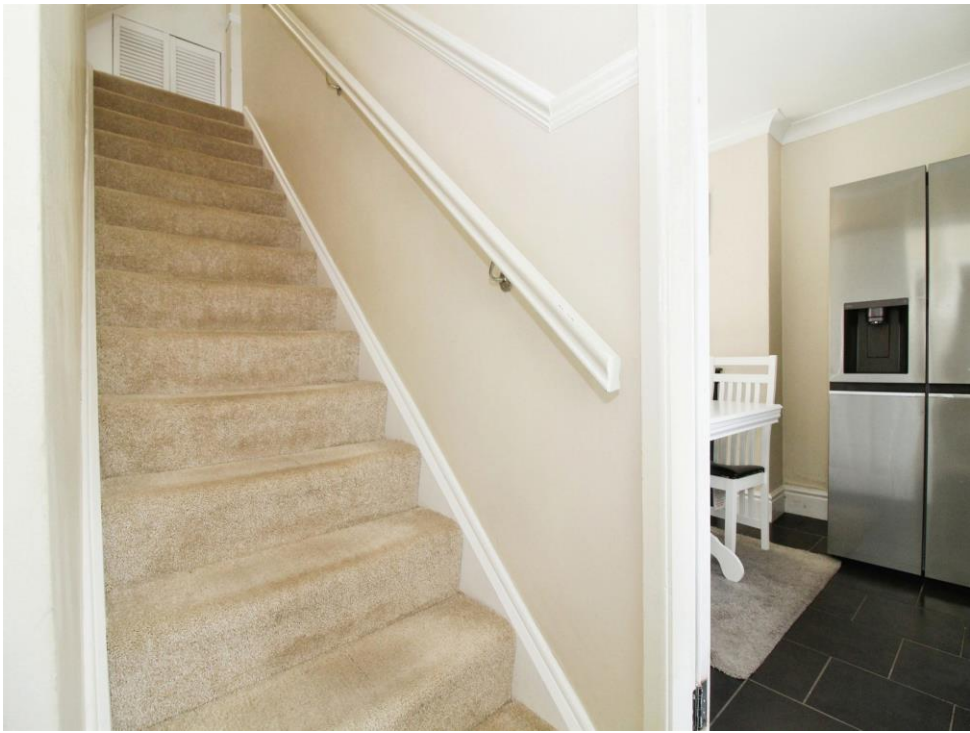
mainly laid to lawn and having a brick built outhouse with electrics and UPVC doors. To the side is a locked gate providing access to the front drive.

## Garage

With a sheet up & over door.













**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

**Tenure: Freehold**

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