



Little John Avenue  
Warsop Mansfield

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# Little John Avenue Warsop Mansfield NG20 0HZ

for sale  
**£220,000**



## Property Description

Your next move,

Burchell Edwards are proud to present this gorgeous Three bedroom semi-detached family home located on Little John Avenue in Warsop.

Little John Avenue is situated in a quiet estate that benefits from local schools and amenities, with great road links for access and for public transport routes - we highly advise you to get yourself through the door to appreciate that is on offer here.

Upon meeting the property you are greeted with a large driveway that supports parking for multiple vehicles and upon entry you will see the extent of the work that has been done to create this gorgeous family home.

Having a mix of ceramic and solid oak flooring fit throughout, with upgraded doors, skirting boards and even being extended at the rear, this offers more than initially meets the eye. The kitchen holds integral appliances with granite worktops that compliment the breakfast bar and has ample storage through which, flows openly to a large lounge with a multi fuel log burner and a brick based conservatory extension at the rear.

Then to the first floor you have three generously sized bedrooms and a modern upgraded bathroom with a digital shower that runs from the mains - Please see room details. The living spaces have been kept well and are inviting to the eye.

At the rear of the property is an enclosed garden that has a mix of useable areas, such as a slabbed patio, a brick built summerhouse and an astro turfed lawn.

## Front Elevation

Set back from the street with a concrete based driveway supporting off street parking for multiple vehicles and having brick walled and concrete based boundaries. To the side is a locked gate providing direct access to the rear garden.

## Entrance Hallway

Through the front UPVC door you are met with the entrance hallway, finished with ceramic oak style flooring that flows through the downstairs living spaces.

## Lounge

9' 8" x 19' 7" Max ( 2.95m x 5.97m Max )  
This large reception room has a very warm welcoming feeling as you enter, with solid oak flooring and doors fit to finish that compliment a gorgeous multi fuel burner set within a fireplace. To the rear elevation are DG UPVC doors that provide access to the conservatory and to the front you have a large DG UPVC window. Finishing the lounge are upgraded wall mounted radiators.

## Conservatory

9' 8" x 13' 1" ( 2.95m x 3.99m )  
This brick based extension provides an additional reception room and has solid ceramic oak style flooring, upgraded wall mounted radiators, spotlights and DG UPVC windows to the rear elevation.

## Kitchen

12' 1" x 19' 7" Max ( 3.68m x 5.97m Max )  
The kitchen has had some extensive upgrades throughout, coming finished with matching wall and base units for ample storage, covered in granite worktops that incorporate an inset sink with a drainer and mixer taps. The integral appliances consist of an in integral dishwasher, fridge freezer, wine cooler and microwave. To the front and rear elevations are sets of DG UPVC windows allowing lots of natural light through and the flooring is finished with the same ceramic oak flooring. The worktops to the front allow for a breakfast bar seating area and there is a large pantry under the stairs tucked away through a solid oak door.

## Bedroom One

.10' 8" x 12' 5" Max ( 3.25m x 3.78m Max )  
Bedroom One is a generous double, having solid oak flooring fit to finish and a large DG UPVC window to the front elevation. To complete this space are upgraded wall mounted radiators.

## Bedroom Two

11' 8" x 9' 2" Max ( 3.56m x 2.79m Max )  
Bedroom Two is another generous double, finished with carpeted flooring, a wall mounted radiator and a DG UPVC window to the front.

## Bedroom Three

7' 2" x 10' 2" Max ( 2.18m x 3.10m Max )  
And bedroom Three, a large single, has carpeted flooring with a DG UPVC window to the rear and a wall mounted radiator.

## Family Bathroom

The family bathroom has also been upgraded, with a new walk in digital shower that runs from the mains, tiled flooring and walls fit to splashback, a ceramic toilet and modern slate sink then a DG opaque window to the rear.

## Rear Garden

The garden at the rear is privately enclosed with fencing and has a slabbed patio seating area that has the brick summerhouse located, then steps up to a astro turfed lawn. The summerhouse is a brick built and has a UPVC door for access with a ceramic toilet and sink within and directly behind the property is a communal lawn so there aren't any overlookers adding to the privacy here. To add, the owner has installed outside electrical sockets and a security light then to the side through the locked gate is a small area for the bins and logs to be stored.



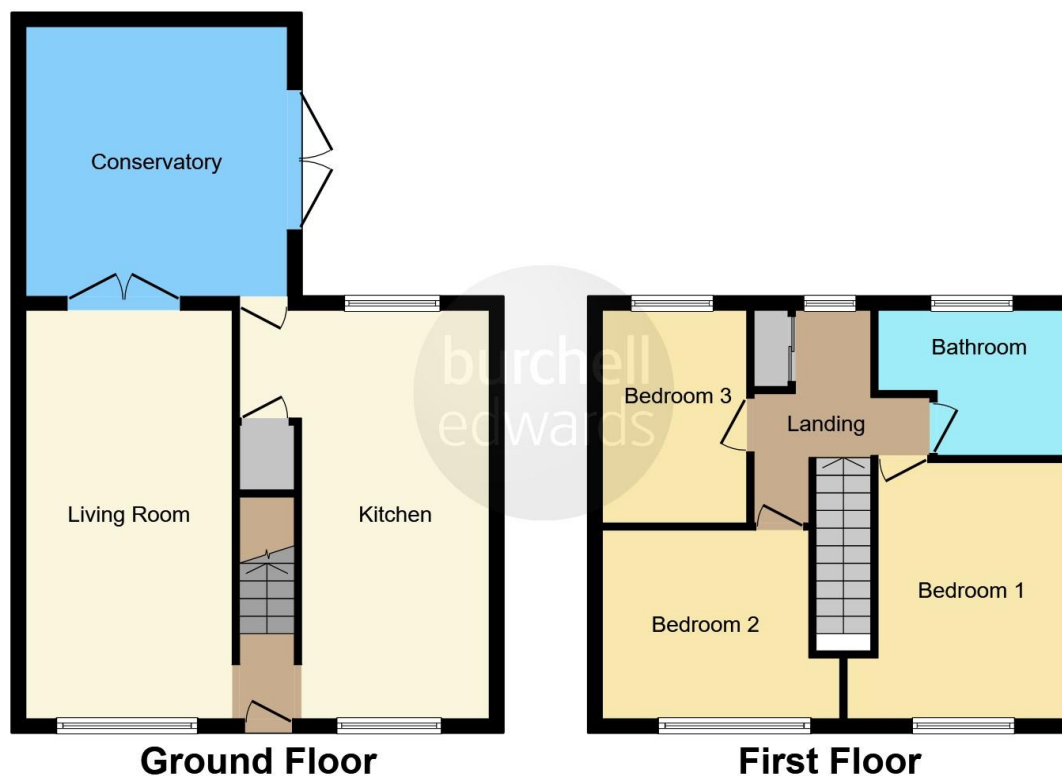












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**EPC Rating: C**

Tenure: Freehold

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