



23 The Avenue, Mansfield, Nottinghamshire,
NG18 4PD

£600,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- Two Shower Rooms
- Separate Study
- Underfloor Heating to Ground Floor
- South Facing Rear Garden
- Four Good Sized Bedrooms
- Large Open Plan Lounge/Dining Room
- Open Plan Living/Dining Kitchen & Utility
- Solar Panels
- Driveway & Integral Single Garage

A detached family home with four good sized bedrooms and ample family living space to the ground floor, located in a desirable Berry Hill location on The Avenue with a south facing rear garden.

The property is presented in immaculate condition throughout and has been modernised and improved by our client to include a modern rear kitchen extension, underfloor heating throughout the ground floor and solar panels. The property has UPVC double glazing, a new alarm system with cameras installed in 2022 and a new boiler installed in 2023.

The property offers spacious family living accommodation extending to 1848 sq ft arranged over two floors comprising an entrance hall, downstairs shower room, study, a large L-shaped open plan lounge/dining room, open plan living/dining kitchen and a utility. The first floor galleried landing leads to four good sized bedrooms (three with fitted wardrobes) and a modern, fully tiled shower room with underfloor heating.

OUTSIDE

The Avenue is one of Mansfield's most desirable places to live. To the front of the property, there is a driveway with turning space leading to an integral single garage which has a remote controlled electric up and over door. The front garden is mainly laid to lawn with mature shrubs and trees. To the rear of the property, there is an enclosed and private south facing garden featuring a raised paved patio and pathway running alongside the kitchen extension leading round to the other side where there is an additional paved patio and path to the side of the house with gate leading to the front. There is a central lawn, well stocked borders with mature shrubs and trees and a further cobbled patio area and stone path at the end of the garden.

STORM PORCH

5'4" x 5'4" (1.63m x 1.63m)

A LARGE OPEN FRONTED STORM PORCH WITH CEILING LIGHT POINT LEADS TO A TRADITIONAL COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

14'3" max x 13'11" (4.34m max x 4.24m)

With tiled floor, underfloor heating, double glazed window to the front elevation and stairs to the first floor landing.

SHOWER ROOM

7'10" x 5'11" (2.39m x 1.80m)

Having a modern three piece white suite comprising a tiled shower cubicle with electric Triton shower. Vanity unit with inset wash hand basin with chrome mixer tap, tiled splashbacks and storage cupboard beneath. Low flush WC. Radiator, underfloor heating, part tiled walls, extractor fan and obscure double glazed window to the front elevation.

STUDY

7'11" x 7'10" (2.41m x 2.39m)

Having an L-shaped fitted desk with cupboards and drawers beneath plus bookshelves. Tiled floor, underfloor heating and double glazed window to the front elevation.

L-SHAPED OPEN PLAN LOUNGE/DINING ROOM

20'3" max x 20'2" (6.17m max x 6.15m)

A large , L-shaped open plan living and dining room, having a superb limestone fireplace with inset log burner style gas fire and granite hearth. Tiled floor, underfloor heating, coving to ceiling, double glazed windows to the front and rear elevations and sliding patio door leads out onto the south facing garden.

OPEN PLAN LIVING/DINING KITCHEN

22'0" x 13'10" max (6.71m x 4.22m max)

Having a range of contemporary cabinets comprising wall cupboards with display cabinets and under lighting, base units and drawers complemented by black granite worktops. Inset Belfast ceramic sink with chrome Quooker boiling tap. Integrated Bosch cooking appliances include a single oven, separate oven/grill and separate microwave. Integrated five ring gas hob with stainless steel extractor hood above. Plumbing for a dishwasher and space for a fridge/freezer. There is an island with matching base units, an integrated wine cooler and a fitted granite breakfast table. Tiled floor, underfloor heating, vertical radiator, ample ceiling spotlights, three double glazed windows to the rear elevation and French doors leading out onto the south facing rear garden.

UTILITY

9'11" x 5'11" (3.02m x 1.80m)

Having wall and base units including display cabinets with glass shelves. Laminate work surfaces and an inset Belfast sink with drainer. Plumbing for a washing machine, wall mounted Worcester Bosch central heating boiler, double glazed window and door to the rear elevation.

FIRST FLOOR GALLERIED LANDING

16'6" x 7'3" (5.03m x 2.21m)

With airing cupboard housing the hot water cylinder. Loft hatch.

MASTER BEDROOM 1

15'10" x 11'10" (4.83m x 3.61m)

(Plus door reveal 4'4" x 3'10"). Having extensive fitted wardrobes with ample hanging rails and shelving and access to boarded eaves storage. Radiator, additional access point boarded eaves storage. Radiator and double glazed window to the rear elevation.

BEDROOM 2

13'11" x 11'11" (4.24m x 3.63m)

Having extensive fitted wardrobes with ample hanging rails and shelving. Radiator, access to boarded eaves storage and double glazed window to the rear elevation.

BEDROOM 3

12'11" x 10'6" (3.94m x 3.20m)

A third double bedroom with radiator, access to boarded eaves storage on both sides and double glazed window to the front elevation.

BEDROOM 4

9'0" excluding wardrobes x 7'5" (2.74m excluding wardrobes x 2.26m)

Having fitted wardrobes with hanging rails and shelving. Radiator, access to boarded eaves storage and double glazed window to the rear elevation.

SHOWER ROOM

9'0" x 7'4" (2.74m x 2.24m)

Having a modern three piece white suite comprising a large shower cubicle with wall mounted rainfall shower plus additional wall mounted shower. Wall hung vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Heated towel rail, six ceiling spotlights, extractor fan, tiled walls, tiled floor, underfloor heating, large towel rail, shaver point and obscure double glazed window to the rear elevation.

INTEGRAL SINGLE GARAGE

17'6" x 10'0" (5.33m x 3.05m)

Housing the solar panel control pad, consumer unit, electricity meter, radiator, electric car charging point, obscure double glazed window to the side elevation, remote controlled electric up and over door and personal door leads through to the utility.

COUNCIL TAX

Mansfield District Council - Band F.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

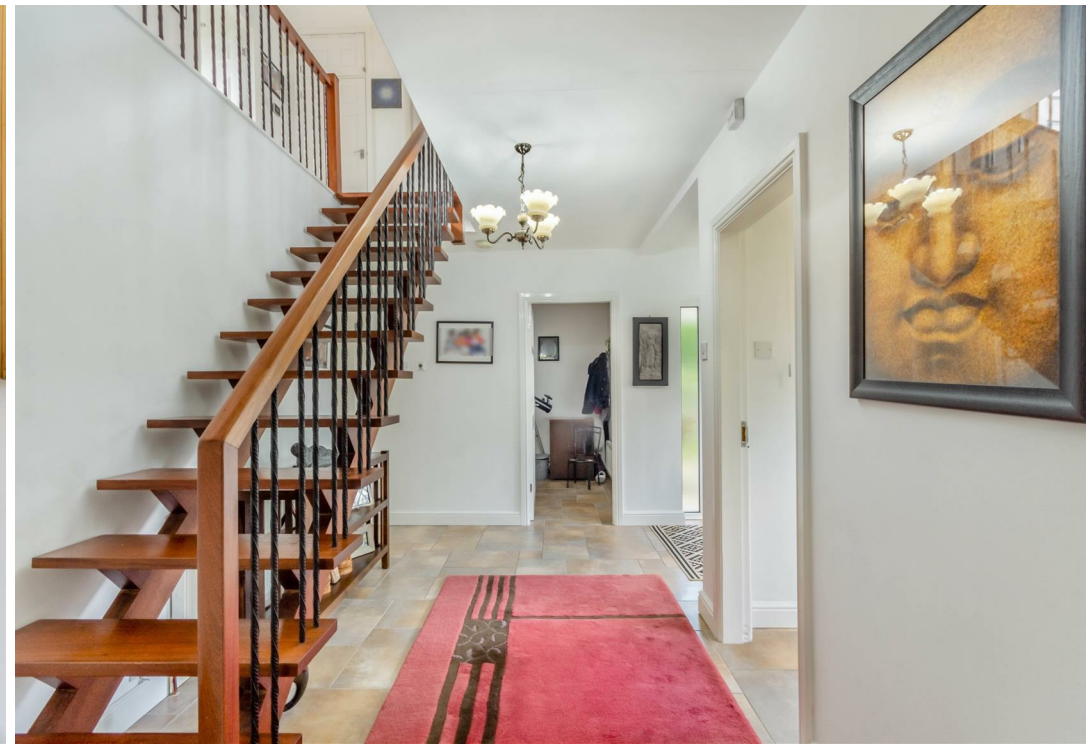
All mains services are connected.

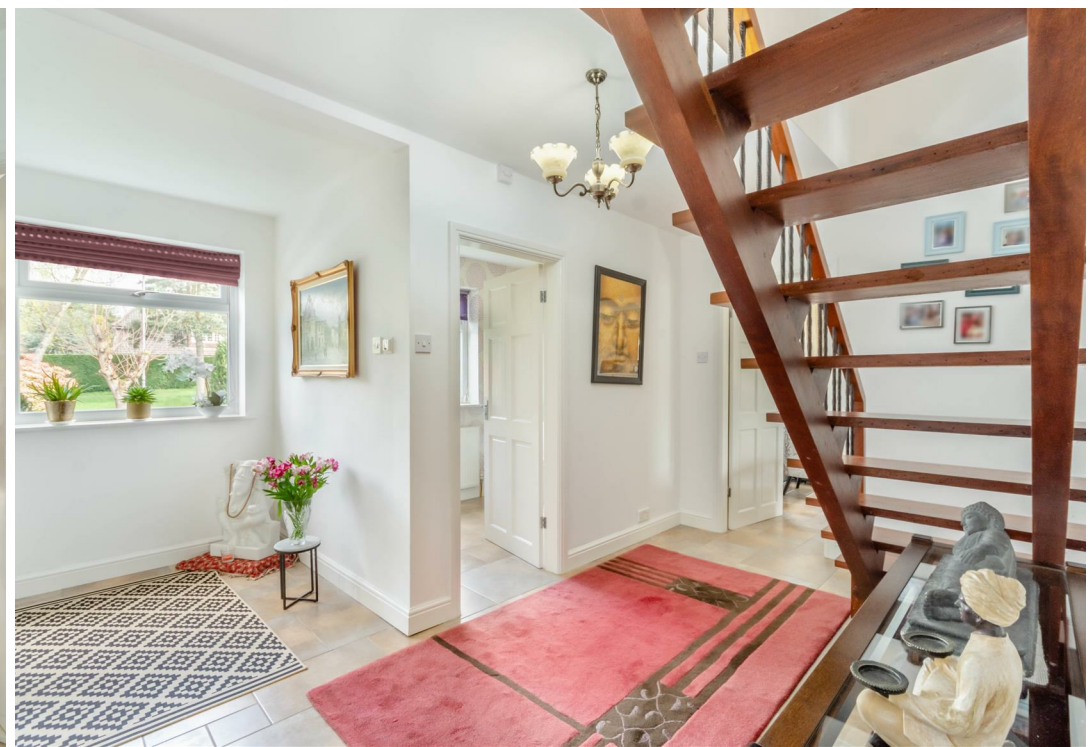
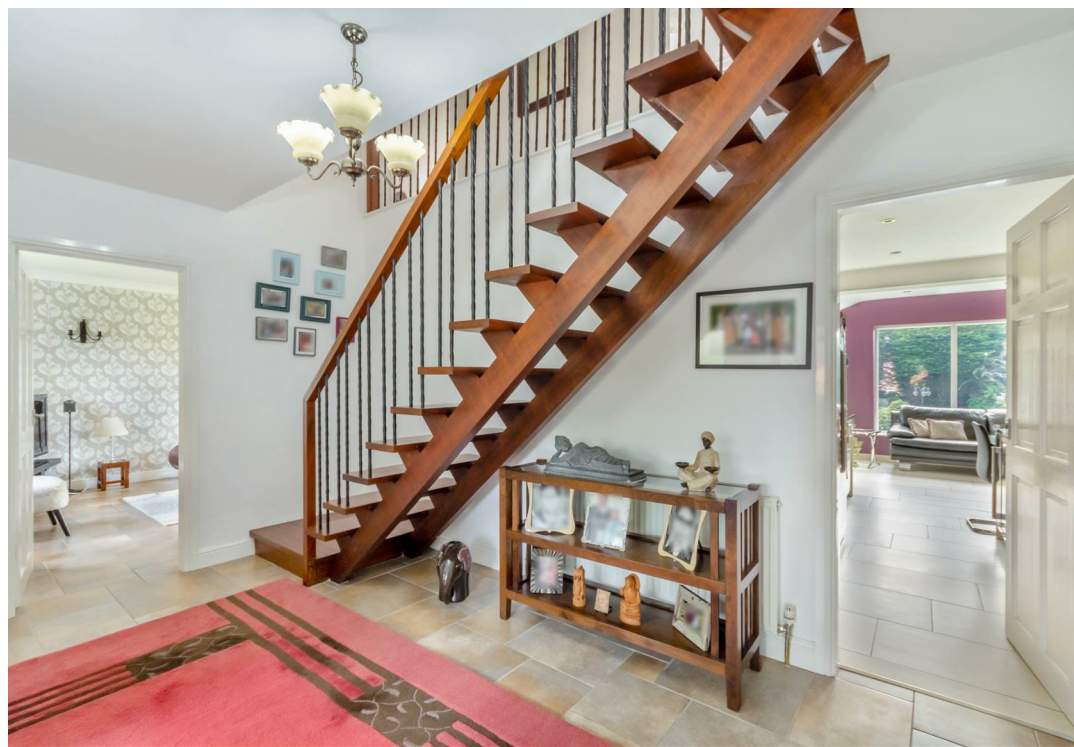
MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.















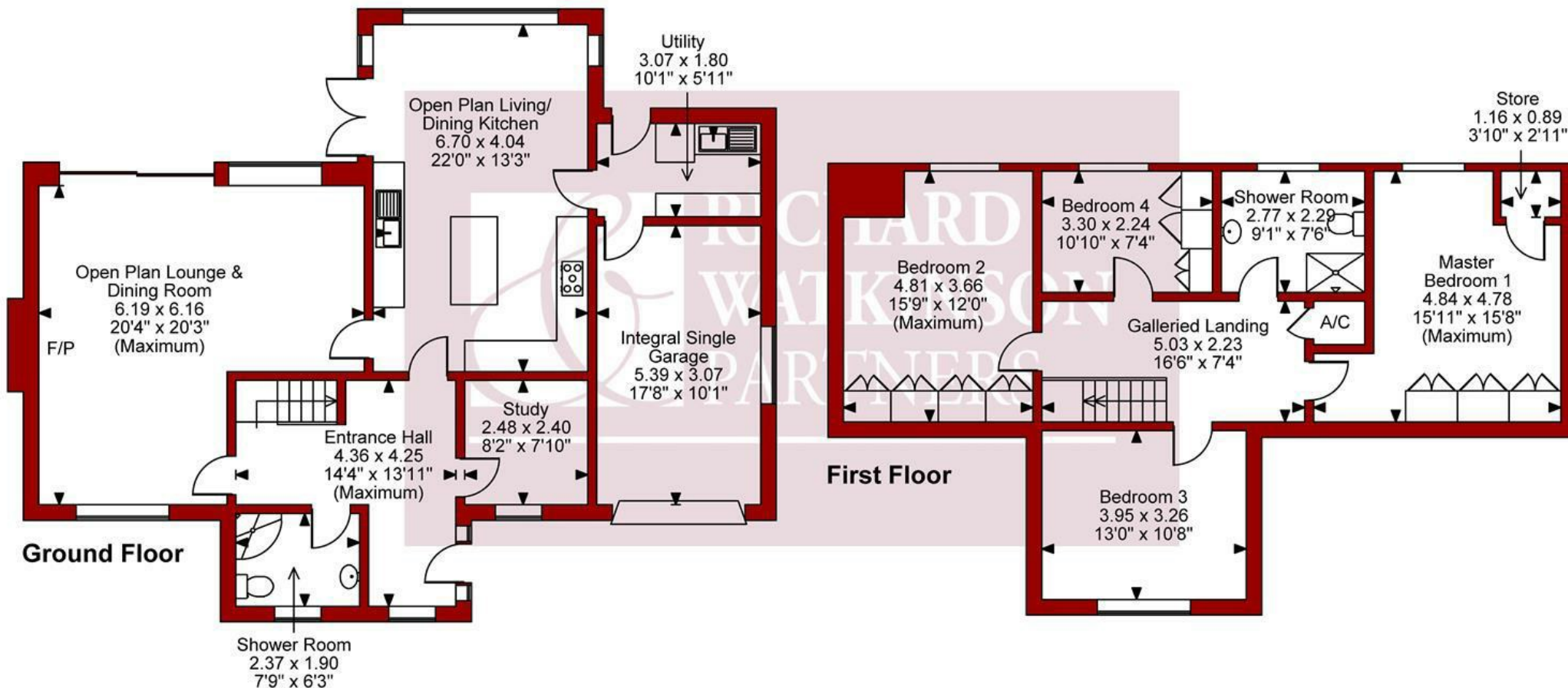






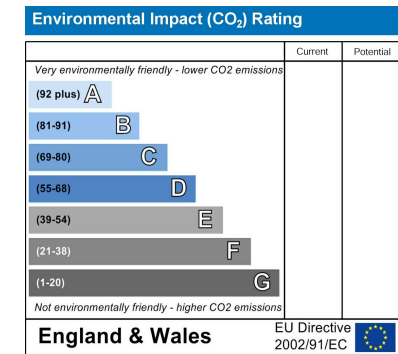
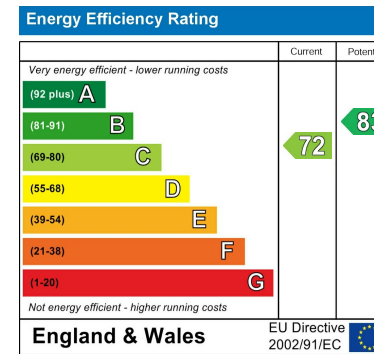


The Avenue, Mansfield
Approximate Gross Internal Area
Main House = 172 SQ M/1848 SQ FT
Integral Single Garage = 17 SQ M/184 SQ FT
Total = 189 SQ M/2032 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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