



Offers Over £260,000 Freehold

21 TITCHFIELD AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9DD

**BuckleyBrown**  
ESTATE AGENTS

A MODERN AND LUXURY HOME. Situated on Titchfield Avenue in Mansfield Woodhouse, this beautifully presented semi-detached home offers a perfect blend of modern style, comfort, and practicality. Ideally located close to a range of local amenities, reputable schools, and excellent transport links, it is perfectly suited to families and professionals alike.

Upon entering, you are welcomed by a well-maintained porch leading into a bright and spacious hallway, setting the tone for the rest of the home. The ground floor has been thoughtfully updated to a high standard, featuring a generous living room with a contemporary finish that flows seamlessly into the dining area and modern kitchen. The kitchen is stylish and well-equipped, offering sleek cabinetry, quality worktops, and a well-planned layout ideal for both everyday use and entertaining. A second sitting area provides additional flexible living space, perfect for a snug, playroom, or home office. A conveniently located low flush WC completes the ground floor.

Upstairs, the property continues to impress with three well-proportioned bedrooms, all presented to a high standard with a modern, well-kept feel throughout. The two bathrooms have been tastefully updated with contemporary fixtures and fittings, ensuring both style and functionality for busy family life.

Externally, the home boasts a well-maintained and attractive rear garden, designed for both relaxation and ease of upkeep. The space includes a neat lawn, a pleasant seating area, and a charming salon/summer house—ideal for entertaining, hobbies, or simply unwinding. Overall, this property has been exceptionally well cared for and modernised, offering a move-in-ready home with a stylish finish throughout.





**Porch**  
Porch leading to;

**Hall**  
Hallway with access to;

**Living Room**  
The living room features gorgeous laminate flooring, with a modern media wall set against one side with stylish panelling, while built-in shelving units are positioned on the opposite wall. There are central heating radiators, a bay window to the front elevation allowing plenty of natural light, and direct access through to the open-plan kitchen/diner via an open doorway.

**Dining Room/Kitchen**  
The contemporary kitchen/diner is beautifully presented with a sleek, modern

finish, featuring matching high-quality cabinets and generous worktop space. Integrated appliances include an oven and microwave, while an inset sink and stylish breakfast bar enhance both practicality and design. The space is well laid out, offering ample room for a dining table and chairs, making it perfect for both everyday living and entertaining.

**Living Room**  
The living area features stylish panelled walls, creating a modern and inviting space, along with bifold doors to the rear elevation that allow for plenty of natural light and seamless access to the garden. Additional Velux windows further enhance the brightness of the room, and there is convenient access to a WC.

**WC**  
Low flush WC and hand wash basin.



**Landing**  
Landing leading to the first floor.

**Bedroom One 8'10" x 11'0"**  
Spacious bedroom with carpeted flooring, built in wardrobes, window to the front elevation.

**Bedroom Two 8'10" x 10'11"**  
Spacious carpeted bedroom with central heating radiators and window to the rear elevation.

**Bedroom Three 6'4" x 7'2"**  
Carpeted bedroom with central heating radiator and window to the front elevation, ideal space for nursery/office.

**Bathroom 8'6" x 6'0"**  
Four piece suite with bath, low flush WC, hand wash basin and shower.

**Garage 8'0" x 20'1"**  
The spacious garage benefits from a window to the side elevation, allowing for natural light, and offers two access points from both the front and side, providing added convenience and practicality.

**Salon/Summer House**  
Large summer house currently used as a salon with access to a WC and a spacious cupboard.

**Outside**  
The front of the property features a driveway providing off-street parking for multiple vehicles. To the rear, there is a generous, well-maintained lawn, complemented by a lovely patio area with a pergola and a summer house, creating an ideal space for relaxing and entertaining.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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