



Guide Price £310,000 Freehold

41 WORCESTER AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8QY

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £310,000 - £320,000 This exceptional four-bedroom detached residence presents a wonderful opportunity for families seeking generous living space, convenience and a home that has been lovingly maintained. Perfectly positioned within easy reach of a wealth of local amenities, shops and well-regarded schools, the property enjoys an enviable location that effortlessly combines practicality with lifestyle.

From the moment you arrive, the care and attention given by the current vendors is immediately apparent, with the home having been presented to an exceptionally high standard throughout, creating a warm and welcoming environment ideal for modern family living.

You are initially greeted by a welcoming entrance porch which leads seamlessly into an open plan reception hallway, setting the tone for the spacious accommodation that follows. The hallway flows beautifully into the impressive through lounge/diner, a superb entertaining and relaxation space filled with natural light. The lounge area is centred around a charming feature fireplace, housing a log burner which creates a cosy focal point and a wonderful ambience during the colder months.

Adding further flexibility to the ground floor is the delightful conservatory positioned to the rear of the property. The ground floor also benefits from a convenient downstairs WC and a beautifully appointed fitted kitchen which, in our opinion, truly oozes quality with its attractive design and practical layout.

The first floor continues to impress, offering four well-proportioned bedrooms which provide comfortable accommodation for growing families. Two of the bedrooms enjoy the advantage of a delightful Jack & Jill bathroom, while a separate family bathroom serves the remaining rooms, ensuring both convenience and functionality. Outside, the property stands just as impressively. To the front there is ample off-street parking, while to the rear you will find a pleasant enclosed garden – a wonderful outdoor space!





Entrance Porch

Door leads into;

Hallway

With a useful understairs storage cupboard and stairs rising to the first floor accommodation. An opening leads into;

Lounge/Diner 16'7" x 22'5"

An inviting and spacious through room, which provides a wonderful space for families and entertaining. The focal point of this room is the feature fireplace, housing a multi fuel burner. There are two central heating radiators, window to the front elevation and doors leading into;

Conservatory 18'0" x 9'5"

A great addition to the property that both overlooks and provides access to the rear garden.

Inner Hall

With a useful storage cupboard and provides access into;

Downstairs WC 7'8" x 3'7"

Fitted with a suite in white comprising; low level WC and a vanity wash hand basin with storage cupboard beneath. Door provides access into the conservatory.

Kitchen 8'3" x 18'0"

A delightful modern kitchen, fitted with a range of matching units with a sink and drainer unit set into working surfaces. There is a gas hob, electric oven, fridge/freezer, dishwasher and then space and plumbing for an automatic washing machine. With a window to both the rear and side elevations, central heating radiator and a door providing access outside.

Landing

Doors provide access into;

Bedroom One 10'3" x 12'6"

With a window to the front elevation and a central heating radiator.

Bedroom Two 10'3" x 9'7"

With a window to the rear elevation, central heating radiator and a built in cupboard.

Bedroom Three 8'3" x 12'8"

With a window to the front elevation and a central heating radiator. Access to the Jack & Jill bathroom.

Bedroom Four

With a window to the front elevation and a central heating radiator. Built in cupboard.

Family Bathroom 8'1" x 4'9"

A nicely appointed bathroom fitted with a suite in white comprising; panelled bath, vanity wash hand basin and a low level WC. With an opaque window to the rear elevation.

Jack & Jill Bathroom 6'3" x 5'3"

A stunning bathroom fitted with a suite in white comprising; panelled bath, low level WC and a vanity wash hand basin. With an opaque window

to the rear elevation and a chrome heated towel rail.

Outside

The outside space complements the property just as well, benefiting from ample off street parking to the front of the property with a driveway. This in turn leads to the single integral garage. To the rear is a decked area, ideal for a seating area and then a raised lawned area.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

41 WORCESTER AVENUE
MANSFIELD WOODHOUSE
MANSFIELD
NG19 8QY



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.