



Offers In The Region Of £235,000 Freehold

45 BURWOOD AVENUE | | MANSFIELD | NG18 3DZ

BuckleyBrown
ESTATE AGENTS

CHAIN FREE GEM!... This gorgeous four bedroomed detached home boasts a wealth of fantastic features throughout and if location is important to you too then we are sure you will love it here! Positioned in this popular area, offering great access to a wealth of local amenities, as well as commuter links, this home certainly offers a real touch of class! Ready to see more? Take off your shoes and come inside...

As you step into the entrance hallway, the first room that will catch your eye is the bright and spacious lounge which features decorative panelling and carpeted flooring. This space offers a fantastic amount of room for all your furnishings, making it wonderful for entertaining. Ready to be impressed even more? Let's head into the kitchen which comes complete with a range of modern shaker style units and cabinets, together with a range of integrated appliances. Not to mention a delightful breakfast bar offering an ideal spot for your morning coffee! There is also a versatile bedroom that offers endless possibilities to be utilised to your own advantage.

As you walk further you will find three versatile bedrooms, with the master bedroom benefiting from stylish fitted wardrobes which we are certain you'll love. Alongside a stunning family bathroom comprised of a three piece suite in white, complemented well by vanity storage and contemporary tiling.

Outside boasts an elevated lawn area and a driveway which provides off-street parking for added convenience. There is also an enclosed rear garden, featuring a decked patio area with the rest being mainly laid to lawn. You won't want to miss out on this one, so call now to arrange a viewing!





Entrance Hall

A welcoming entrance hall with stairs rising to the first floor, useful storage cupboard and a central heating radiator. There is also an entrance to the stairs which lead to the downstairs bedroom.

Kitchen/Diner 10'7" x 14'0"

Fitted with a stunning range of wall and base units, with sink and drainer set into work surface which incorporates a breakfast bar. Integrated appliances include fridge/freezer, microwave, electric fan oven and gas hob with extractor fan over. There is space and plumbing for a dishwasher and further space for a washing machine. With a central heating radiator, window to the rear elevation and a door which provides access onto the rear garden.

Bedroom Four 9'5" x 10'1"

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

Lounge 10'10" x 13'1"

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

Bathroom 6'9" x 6'10"

Fitted with a modern suite in white comprising vanity low level WC and basin, and a panelled bath with complementary tiled splash back. With an opaque window to the rear elevation and a heated towel rail.

First Floor Landing

With loft hatch access and a spacious storage room. Doors provide access into;



Bedroom One 8'10" x 10'7"

With a window to the rear elevation and a central heating radiator. There is also the benefit of fitted wardrobes.

Bedroom Two 9'8" x 10'9"

With a window to the front elevation and a central heating radiator. There is also the benefit of fitted wardrobes.

Ground Floor Bedroom 10'3" x 16'2"

This room offers a versatile space. With a window to the front elevation and a central heating radiator.

Outside

To the front there is an elevated lawn area and a driveway which provides off-street parking. There is also an enclosed rear garden, featuring a decked patio area with the rest being mainly laid to lawn.





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			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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