



Offers Over £420,000

Larch Avenue, Mansfield Woodhouse,
Mansfield,

Welcome to **BuckleyBrown**, where every home
is carefully presented, so you can explore
with clarity and confidence.

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"A fantastic four-bedroom detached family home offering generous space and an exciting opportunity to create something truly your own. With a versatile layout and plenty of potential, it's a wonderful blank canvas ready for the next owners to bring their vision to life."

- Jon, Director



YOUR BLANK CANVAS AWAITS

A home with all the ingredients for fantastic family living, offering generous accommodation alongside a wonderful outdoor setting.

With plenty of room both inside and out, it's ideal for growing families, those looking to upsize or buyers wanting space to entertain and enjoy the garden. The generous outside space is a real highlight, providing plenty of scope to create your perfect place to relax and unwind.



THE FINER DETAILS

The ground floor offers a welcoming entrance hall leading into a spacious living room with a striking feature wall.

The impressive open-plan kitchen and dining room forms the heart of the home, featuring a central island, skylight, surrounding windows and bi-folding doors opening onto the garden. A useful utility room and WC add practicality, while a versatile office and fourth bedroom provide excellent flexibility for modern family living.

Upstairs, there are three generously sized bedrooms, with two benefiting from built-in wardrobes for excellent storage. A well-appointed three-piece family bathroom sits conveniently off the landing, completing the first floor.

Outside is where this property really comes into its own. The front boasts a large paved driveway, garage and car port, with gates leading through to further parking, an additional car port and another garage to the rear. The impressive rear garden features an artificial lawn, a charming stream, pergola and paved seating area, creating a truly unique outdoor space perfect for relaxing and entertaining.





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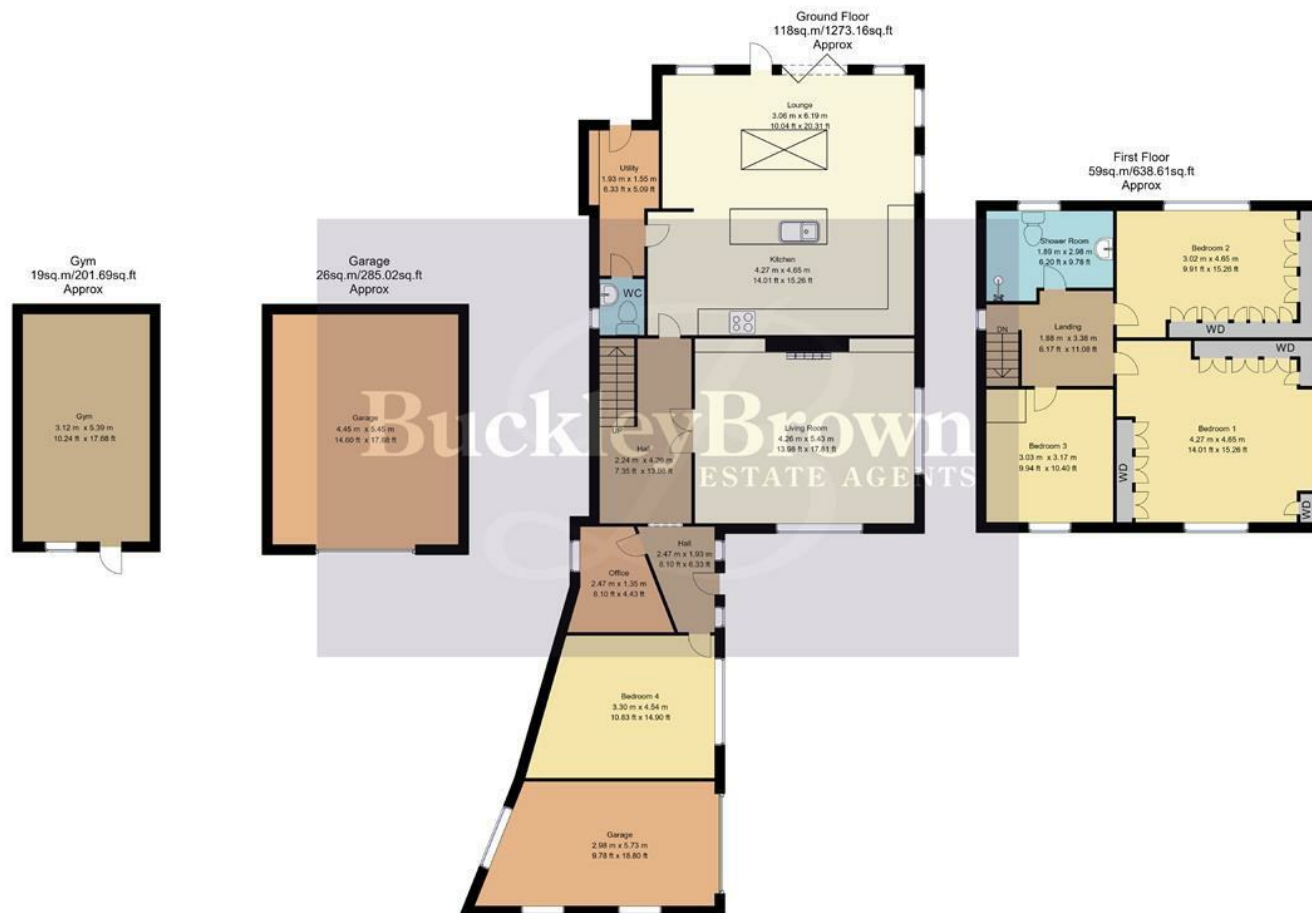
LIFE IN MANSFIELD WOODHOUSE

Mansfield Woodhouse offers a welcoming community atmosphere with a great mix of local amenities and green open spaces.

The area has a good selection of shops, cafés, pubs, schools and everyday conveniences, while the surrounding countryside provides plenty of opportunities for walking, cycling and enjoying the outdoors. Its relaxed residential feel makes it particularly appealing to families, couples and those looking for a little more space.

For commuters and those wanting to explore further afield, Mansfield Woodhouse is well positioned for access to Mansfield town centre and the wider region. Mansfield offers an excellent choice of shopping, dining, leisure and entertainment, while nearby road links make journeys towards Nottingham, Chesterfield and the M1 convenient. It's a location that combines the benefits of village-style living with easy access to larger towns and cities.





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

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Key Features

Four bedroom family home with flexible layout

Impressive open plan kitchen/dining room

Central island, skylight and bi-folding doors

Versatile office & ground floor bedrooms

Multiple garage, car port and ample parking

Generous private rear garden

Unique stream, pergola and patio seating area

Size approximately 1,911 sq.ft

EPC Rating B

Council tax band C

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