

King George V Avenue
MANSFIELD

burchell edwards

King George V Avenue
MANSFIELD NG18 4FR

for sale
£350,000







Property Description

Located on the sought-after King George V Avenue in Mansfield, this well-presented four-bedroom detached property offers spacious and versatile family accommodation. The ground floor features a welcoming entrance hall with access to an integral garage, a stylish lounge with bay window and feature fireplace, a separate dining room, and a modern kitchen/diner fitted with granite worktops and integrated appliances, leading through to a bright conservatory with underfloor heating.

Upstairs hosts four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and en-suite, plus a second bedroom also benefitting from fitted wardrobes and access to a Jack & Jill en-suite shared with bedroom three. A contemporary family bathroom completes the first floor.

Externally, the property boasts a driveway providing parking for up to three vehicles, integral garage, and a northwest-facing rear garden with lawn, patio, and shed. An excellent opportunity for families seeking a comfortable, move-in-ready home in a desirable location.

Porch

Entered via a UPVC front door, the porch features carpeted flooring and provides access through to the entrance hallway.

Entrance Hall

Welcoming entrance via a composite door, with laminate flooring, a wall-mounted radiator, understairs storage, and internal access to the garage.

Wc / Cloakroom

Fitted with laminate flooring, a ceramic WC, wash hand basin, and a wall-mounted radiator.

Lounge

A spacious and comfortable reception room with carpet flooring, double glazed bay window to the front elevation, two wall-mounted radiators, and a feature fireplace with surround. Double doors open into the dining room.

Dining Room

Offering laminate flooring, a wall-mounted radiator, and underfloor heating. Double glazed French doors lead through to the conservatory, creating an ideal entertaining space.

Kitchen / Diner

Well-appointed kitchen with matching wall and base units complemented by granite worktops. Features include an induction hob, electric oven, integral dishwasher, fridge-freezer, inset UPVC sink and drainer, cooker hood, and spotlights. Finished with laminate flooring, underfloor heating, a double-glazed window to the rear, and UPVC French doors opening out to the garden.

Conservatory

Brick-built with laminate flooring and underfloor heating, benefitting from double glazed windows to the side and rear, plus UPVC doors providing access to the garden.

Garage
Integral single garage with a sheet up-and-over door, power and lighting, and internal access to the hallway.

Landing
Carpeted landing with airing cupboard housing the boiler, wall-mounted radiator, loft access, and doors to all first-floor accommodation.

Bedroom One
Generous double bedroom with carpet flooring, two double glazed windows to the front elevation, wall-mounted radiator, and fitted wardrobes.

En-Suite
Fully tiled with tiled flooring and walls, featuring a ceramic WC, wash hand basin, walk-in shower, wall-mounted towel radiator, spotlights, and a double glazed window to the side.

Bedroom Two
Double bedroom with carpet flooring, two double glazed windows to the front, wall-mounted radiator, and fitted wardrobes.

Bedroom Three
With laminate flooring and a double-glazed window overlooking the rear.

Jack & Jill En-Suite
Shared between bedrooms two and three, fitted with laminate flooring, ceramic WC, wash hand basin, walk-in shower, and a double-glazed opaque window to the side.

Bedroom Four
With carpet flooring, wall-mounted radiator, and double-glazed window to the rear.

Bathroom
Modern suite comprising ceramic WC and wash hand basin set within a vanity unit, bath, tiled flooring and walls, spotlights, and a double-glazed opaque window to the rear.

Loft Space
Accessible via ladder hatch and partly boarded for storage.

Externals
To the front, a concrete driveway offers parking for up to three vehicles alongside a lawned area with bush boundaries. Access to the garage and gated entry to the rear garden.

The rear garden is northwest facing, enclosed by fencing, and features a lawn, slabbed patio area, shed, and side gate access.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







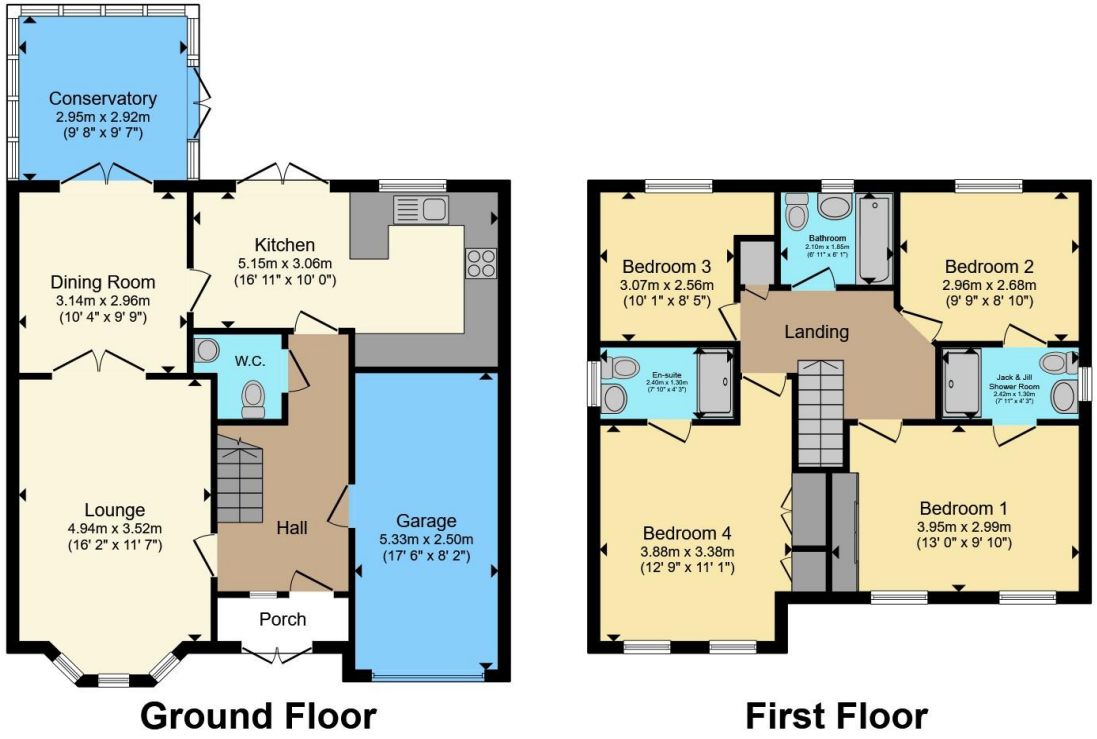












Total floor area 140.4 m² (1,511 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

burchell edwards

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
MANSFIELD NG18 1EB

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209179

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.