

59 Morven Avenue, Mansfield Woodhouse

Guide Price **£180,000**



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Mansfield Woodhouse, Mansfield

GUIDE PRICE: £180,000 - £190,000

WELL-PRESENTED THROUGHOUT...

This well presented three-bedroom semi-detached house offers a wonderful blend of modern comfort and functional living, making it an ideal choice for families or professionals seeking a stylish home close to local amenities. Upon entering, you are greeted by a welcoming hallway that leads into a spacious living room, enhanced by a striking square front bay window that floods the space with natural light and creates an inviting atmosphere. The heart of the home is the expansive fitted kitchen and dining area, complete with a central island and breakfast bar, perfect for casual dining or entertaining guests. High-quality cabinetry and ample worktop space ensure both practicality and elegance, while the open-plan design allows for seamless family interaction. Upstairs, three generously sized bedrooms provide comfortable accommodation, each thoughtfully decorated to maximise space and light. The contemporary three-piece bathroom suite features sleek fixtures and a soothing ambience, ideal for relaxation. Additional benefits include on-street parking and useful outside storage, further enhancing the property's appeal. Externally, the property boasts a front courtyard with gated access. To the rear, a meticulously maintained enclosed garden awaits, thoughtfully arranged to cater to a variety of outdoor pursuits. The garden combines paved, lawned, and gravelled areas, creating a versatile















GROUND FLOOR

Entrance Hall
13' 10" x 6' 11" (4.21m x 2.12m)
The entrance hall features wood-effect flooring, a radiator, two built-in storage cupboards, and recessed spotlights. A UPVC door provides access into the accommodation.

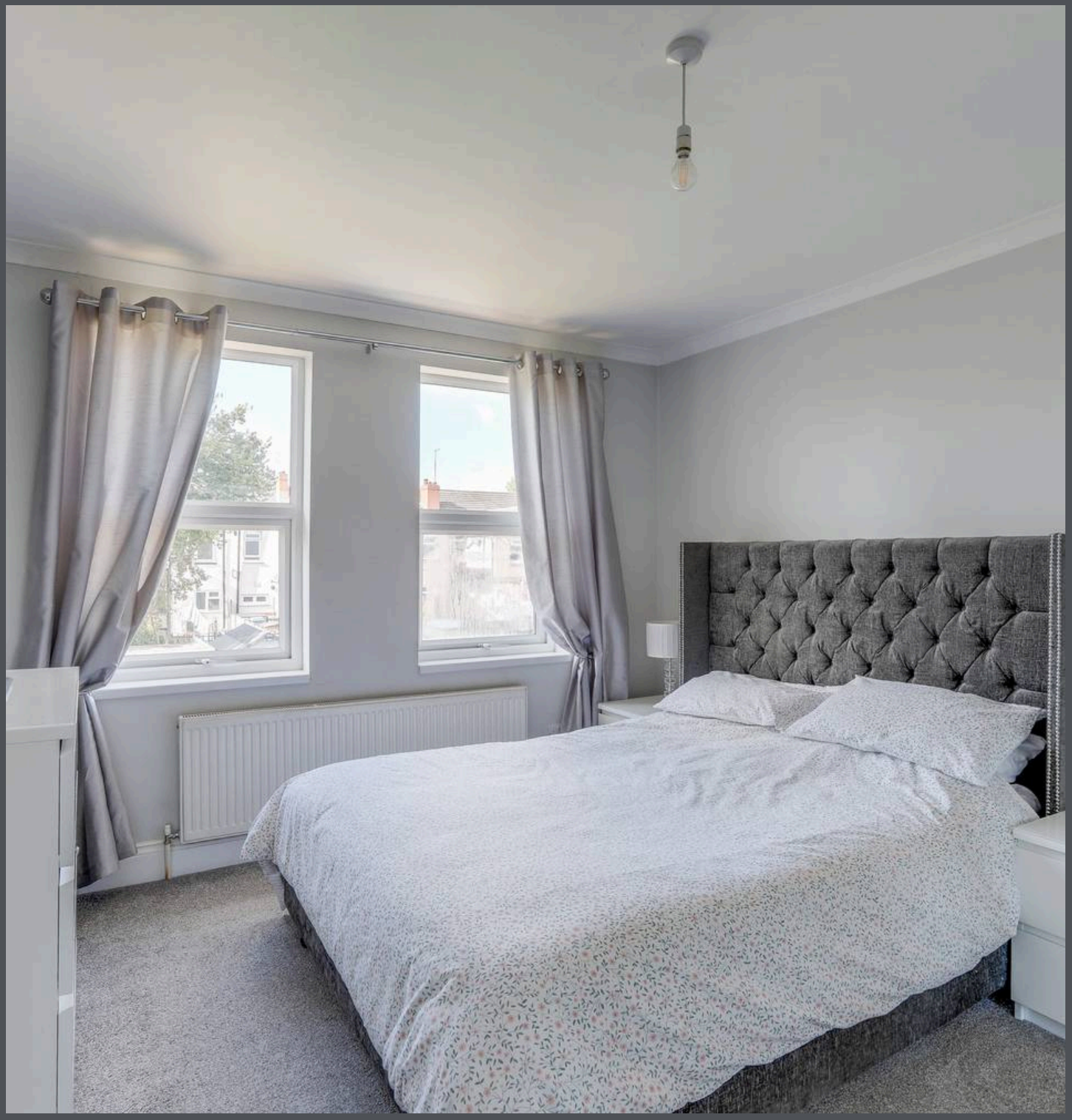
Living Room
14' 0" x 11' 5" (4.26m x 3.48m)
The living room features a UPVC double-glazed square bay window overlooking the front elevation, a radiator, and a recessed chimney breast alcove fitted with base units. There is also a TV point, coving to the ceiling, recessed spotlights, and carpeted flooring.

Kitchen/Diner
18' 1" x 13' 5" (5.52m x 4.09m)
The fitted kitchen/diner features a range of wall and base units with worktops, together with a central island incorporating a breakfast bar. There is a stainless steel one-and-a-half bowl sink with drainer and swan-neck mixer tap, an integrated double oven, hob and extractor fan, as well as an integrated fridge freezer, washing machine and dishwasher. The room also provides space for a dining table and benefits from a built-in cupboard, recessed spotlights and a vertical radiator. Wood-effect flooring runs throughout, with three UPVC double-glazed windows to the rear and side elevations, along with French doors opening onto the rear garden.

FIRST FLOOR

Landing
8' 5" x 6' 11" (2.56m x 2.10m)
The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access int the loft, and access to the first floor accommodation.

Bedroom One
13' 6" x 10' 11" (4.12m x 3.34m)
The first bedroom features two UPVC double-glazed windows to the rear elevation, a radiator, coving to the



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FRONT GARDEN

To the front of the property is a courtyard, with gated access leading to the rear garden.

REAR GARDEN

To the rear of the property is a well-maintained enclosed garden offering a combination of paved, lawned and gravelled areas. The garden features a decked patio seating area, providing an ideal space for outdoor dining and entertaining, along with an outside tap. A lawned area offers additional outdoor space, while the gravelled section provides access to the garage and additional outdoor storage. The garden is enclosed by fenced boundaries and benefits from gated access.

ON STREET

1 Parking Space

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Prepare to be *moved*.



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