



Offers Over £280,000 Freehold

40 CROMFORD AVENUE | | MANSFIELD | NG18 5DP

**BuckleyBrown**  
ESTATE AGENTS

**\*\* NO CHAIN OPPORTUNITY \*\* CHARM MEETS MODERN COMFORT...**

On the highly desirable Cromford Avenue in Mansfield, this delightful detached home, built in 1935, perfectly blends period character with modern comfort. Its inviting façade, traditional wooden features, and well-maintained exterior create instant charm, making it an ideal family home in a sought-after location of High Oakham close to local schools (High Oakham Primary School), shops, and transport links.

Inside, the ground floor offers a spacious and welcoming living room filled with natural light, providing a warm and inviting space for family gatherings or quiet evenings. The kitchen-dining area is a real highlight, featuring classic wooden elements, ample workspace, and a practical layout that caters to both everyday family meals and entertaining. A handy storage cupboard under the stairs helps keep the home organised and clutter-free.

Upstairs, three well-proportioned bedrooms offer restful retreats for family members, each thoughtfully designed with comfort in mind. The family bathroom is conveniently located and finished to a practical and stylish standard, ensuring a functional space for all.

Externally, the property benefits from a delightful garden that provides a peaceful escape from the hustle and bustle. The garden offers plenty of room for children to play, outdoor dining, or gardening, and is complemented by a garage/storage building, adding both practicality and extra space for vehicles or hobbies.

This is a fantastic opportunity to secure a character-filled family home in a prime Mansfield location, combining traditional charm with modern living. Early viewing is highly recommended to fully appreciate all that this property has to offer.





#### Hall

Hallway leading into;

#### Living Room 15'8" x 12'1"

Boasting traditional wooden flooring, this room is enhanced by a gorgeous bay window, a central heating radiator, and an eye-catching feature fireplace.

#### Kitchen/Dining Room 12'4" x 12'9"

Matching high-gloss cabinets are complemented by ample traditional wooden worktop space. The kitchen features integrated appliances, a stylish tiled backsplash, an inset sink, and a central breakfast bar/island, creating a practical and contemporary space ideal for cooking and entertaining. There is also ample space for your desired dining furniture and patio doors leading to the rear garden.

#### Landing

Landing leading to the first floor.

#### Bedroom One 10'0" x 12'9"

Spacious bedroom with carpeted flooring, central heating radiator and window to the front and side elevation.

#### Bedroom Two 6'11" x 12'0"

Spacious bedroom with carpeted flooring, central heating radiator and window to the rear elevation.

#### Bedroom Three 8'11" x 7'7"

Third bedroom with carpeted flooring, central heating radiator and window to front elevation.

#### Bathroom 8'9" x 10'0"

Three piece suite with bath and shower over, hand wash basin, low flush WC and built in cupboard.

#### Outside

A driveway provides parking to the front elevation, complemented by a lawn area. To the rear, the property features a garage, a spacious raised lawn, and a gravelled patio, offering plenty of outdoor space for relaxing and entertaining.



Ground Floor  
43sq.m/466.05sq.ft  
Approx

First Floor  
44sq.m/473.81sq.ft  
Approx



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

40 CROMFORD AVENUE  
MANSFIELD  
NOTTINGHAMSHIRE  
NG18 5DP



## 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](http://www.buckleybrown.co.uk)

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

**BuckleyBrown**  
ESTATE AGENTS

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.