



£190,000 Freehold

17 WESTERN AVENUE | | MANSFIELD | NG18 5ED

**BuckleyBrown**  
ESTATE AGENTS



## THE ONE FOR YOU!...

Welcome to this charming three-bedroom semi-detached home, perfectly positioned in Mansfield close to excellent local amenities, schools, and transport links. Offering a warm and inviting feel throughout, this property is ideal for families, first-time buyers, or anyone seeking a cosy home in a convenient location.

Upon entry, you are welcomed into a well proportioned kitchen that provides ample space for cooking and meal preparation. Moving through, the home opens into a spacious open-plan living and dining area—an excellent setting for socialising and spending family time together. The living room features a charming exposed brick fireplace and a bay window that brings in plenty of natural light, creating a warm and inviting atmosphere. To the rear, a bright conservatory extends the living space further and offers a peaceful spot to relax with views of the garden.

Upstairs, the property offers three well sized bedrooms, with two including fitted wardrobes for convenient storage. A family bathroom with a three piece suite serves the first floor.

Outside, the front of the property benefits from a generous driveway, offering ample off-street parking for multiple. The rear garden provides a wonderful extension of the home, featuring a well-maintained laid lawn ideal for children to play. The patio seating area creates the perfect spot for alfresco dining, barbecues, or simply relaxing in the sun. Surrounding trees and established shrubbery frame the garden beautifully.

Call today to arrange a viewing!!!





#### Entrance Hall

Surrounding doors provide access into;

#### Kitchen 9'2" x 12'9"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, electric hob with a hood over and space for appliances. The current owners have stated that the white goods may be available for negotiation. Windows to the side and rear elevation.

#### Living/Dining Room 12'0" x 21'10"

This open plan space allows ample space for your furnishings. The living room hosts an exposed brick feature fireplace and a bay window to the front elevation.

#### Conservatory/Sun Room 6'6" x 9'2"

Complete with surrounding windows and a door providing direct access onto the rear garden.

#### Landing

With access into;

#### Bedroom One 10'2" x 11'3"

With carpeted flooring, fitted wardrobes and a window to the front elevation.

#### Bedroom Two 7'8" x 10'6"

With carpeted flooring, fitted wardrobes and a window to the rear elevation.

#### Bedroom Three 6'2" x 7'8"

With carpeted flooring and a window to the front elevation.



#### Shower Room 7'3" x 6'6"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin.

#### Outside

The front of the property benefits from a driveway providing ample off-street parking. The rear garden offers laid lawn, a handy shed, patio seating area and surrounding trees and shrubbery.







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.

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**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>                            | 70      | 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                     |         |           |



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