



£240,000 Freehold

30 BEECH HILL AVENUE | MANSFIELD | NG19 7EN

**BuckleyBrown**  
ESTATE AGENTS

ONE TO CALL HOME!..

NO CHAIN AND PERFECT FOR FIRST TIME BUYERS...

We are delighted to bring to the market this charming three-bedroom semi-detached home, offering a wonderful home to add your own stamp to. Ideal for families and couples alike, this property provides spacious, versatile accommodation in a highly convenient location.

At the heart of the home are two well-proportioned reception rooms, accessed from a porch with a cloakroom and plumbing for a WC. The welcoming living room features a cosy fireplace and a characterful bay window to the front, creating a bright and inviting space to relax. To the rear, the dining room enjoys direct access to the garden, making it perfect for family meals and entertaining.

The modern kitchen overlooks the generous rear garden and is fitted with contemporary units, along with a convenient door providing direct outdoor access—ideal for summer living.

To the first floor are three well-sized bedrooms, including a spacious master bedroom boasting a bay window that adds charm and character, alongside a further double and a single bedroom. The accommodation is completed by a bathroom fitted with a three-piece suite.

The rear garden is a generous lawned space with mature shrubs, a vegetable patch, greenhouse, and shed—perfect for enjoying the warmer months. At the front, a driveway provides convenient off-road parking.

Situated in a superb location, the property enjoys easy access to public transport links, local amenities, schools, green spaces and parks, while being just a short distance from the town centre.

Combining character, style and an excellent location, this fantastic home must be viewed to be fully appreciated.





#### Porch

Giving access to a cloakroom.

#### Entrance Hall

Housing the stairs to first floor accommodation and giving access to;

#### Living Room 12'1" x 11'10"

Complete with a bay window to front elevation, laminate flooring, feature fire place and a central heating radiator.

#### Dining Room 11'11" x 12'0"

Complete with bay patio doors leading out to the rear garden, laminate flooring and central heating radiator.

#### Kitchen 9'0" x 13'3"

Complete with a range of matching wall and base units with complimentary work

surface over, inset sink with mixer tap, space and plumbing for essential appliances. There are windows to rear and side elevation, a door leading to the garden and access to a under stairs storage cupboard.

#### First Floor Landing

Giving access to;

#### Bedroom One 12'1" x 11'11"

Complete with a bay window to front elevation, built-in wardrobe, carpet flooring and central heating radiator.

#### Bedroom Two 11'11" x 9'11"

Complete with a window to rear elevation, shelves cupboards, carpet flooring and central heating radiator.



#### Bedroom Three 8'11" x 9'2"

Complete with a window to rear elevation, shelves cupboards, carpet flooring and central heating radiator.

#### Bathroom 8'9" x 5'5"

Complete with a three piece suite comprising of panelled bath, low flush WC and hand wash basin.

#### Outside

The front of the property features a driveway with off-street parking and garage access. The rear has a spacious garden with lawn, mature shrubs, vegetable beds, a greenhouse, and a shed —perfect for enjoying the warmer months.



Ground Floor  
50 sq.mt / 538.19 sq.ft  
Approx.



First Floor  
43 sq.mt / 462.84 sq.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. Specifically 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.

England & Wales

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