Offers Over £675,000 Freehold

22 THE AVENUE | | MANSFIELD | NG18 4PD

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EXPECT THE UNEXPECTED...

This exceptional four-bedroom detached residence occupies a highly desirable position within the sought-after Berry Hill area of Mansfield. Perfectly placed for modern family life, the property enjoys convenient access to local amenities, Mansfield town centre and transport links, while being moments from beautiful green spaces and highly regarded schools.

The location is a standout feature. Berry Hill Park is nearby and currently undergoing an impressive renovation, set to include a café, lake and thoughtfully designed wildlife areas. King George V Playing Fields are also within easy reach, offering woodland walks, children's play areas and a variety of sports facilities. Berry Hill School is within walking distance and is highly regarded, boasting excellent Ofsted reports.

Internally, the ground floor has been carefully designed to suit contemporary living. The heart of the home is a stunning open-plan kitchen, living and dining space, ideal for both relaxed family time and entertaining. The kitchen is finished with a range of stylish cabinetry, work surfaces, an integrated oven and space for additional appliances, while still allowing generous room for furnishings. Sliding doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

A separate utility room provides access to a pantry and a discreet downstairs WC, adding to the home's practicality. Completing the ground floor is a versatile office, perfectly suited to home working, or alternatively a playroom or games room.

To the first floor are four well-proportioned double bedrooms, three of which benefit from quality built-in wardrobes. The family bathroom is finished with a contemporary four-piece suite, offering a luxurious space to unwind. The loft space presents excellent potential for further development, including the creation of additional bedrooms, subject to the necessary planning consents.

Externally, the property is compleme

Entrance Hall
A bright and welcoming entrance hall providing access to the kitchen/dining/living space and home office. Finished with striking large-format ceramic tiled flooring, a radiator and built-in understairs storage, setting a stylish and practical first impression.

Kitchen/Living/Dining 25'9" x 24'8"
The true heart of the home, this stunning open-plan L-shaped kitchen, living and dining space has been designed for modern family living and entertaining. The kitchen features an extensive range of fitted cabinetry, granite worktops, a breakfast bar island, inset sink with drainer, integrated appliances and two double ovens. Large-format tiled flooring with underfloor heating runs through the kitchen, complemented by a double-glazed rear window.

Flowing seamlessly from the kitchen is a generous dining area with laminate wood flooring and double-glazed sliding doors opening onto the rear garden, creating a superb indoor-outdoor connection. This leads into a cosy yet light-filled family sitting room, complete with a feature log burner, radiator and double-glazed window to the front elevation.

Utility 11'1" x 19'1"
Providing additional space for white good and appliances, you will find the utility space which has matching base units, worktops and inset sink, with double glazed door to the rear garden. Handy pantry for additional storage.

Shower Room 6'11" x 6'9"
Beautifully modern ground floor shower facilities accessed through the utility, comprising wc, wash hand basin, walk in shower, tiled walls and vinyl flooring.

Office 10'4" x 13'8"
A versatile ground-floor room ideal for home working, a playroom or additional snug, benefiting from natural light and convenient access from the hallway, laminate flooring, radiator and double-glazed window to the front elevation.

First Floor Landing
Spacious first-floor landing with laminate flooring, an elegant oak staircase, and access to all bedrooms and the family bathroom.

Bedroom One 15'0" x 12'10"
A beautifully proportioned double bedroom enjoying lovely views over the woodland of Berry Hill Park. The room benefits from bespoke fitted wardrobes designed, manufactured and installed by Sliderobes, offering premium, first-class storage. Finished with laminate flooring, radiator and a double-glazed window to the front elevation, with direct access to a walk-in dressing room.

Dressing Room
Accessed from the principal bedroom, this walk-in wardrobe provides excellent storage with fitted shelving and hanging rails. Bespoke Sliderobes fittings ensure an exceptional level of organisation and finish.

Bedroom Two 15'0" x 12'10"
A generous double bedroom with laminate flooring, radiator and double-glazed window overlooking the rear garden.

Bedroom Three 10'4" x 15'5"
Another well-proportioned double bedroom featuring laminate flooring, radiator and double-glazed windows. The room benefits from bespoke fitted wardrobes by Sliderobes, providing high-quality built-in storage.

Bedroom Four 9'2" x 10'5"
A further double bedroom with laminate flooring, radiator and double-glazed rear window. Also benefiting from bespoke fitted wardrobes designed and fitted by Sliderobes.

Bathroom 12'7" x 6'9"
Stunning four piece bathroom suite comprising freestanding bath, walk in shower, wash hand basin, wc, fully tiled floor to ceiling, heated towel rail and double glazed window. This bright and elegant space is the perfect room to rewind and relax.

Garage
A substantial tandem garage with a fully tiled floor and electric up-and-over door operated via key fob. The garage also offers additional storage and presents scope for further conversion above, subject to the necessary planning consents.

Outside
The south-facing rear garden is beautifully maintained, mainly laid to lawn with a patio seating area and mature hedge borders, creating a private and fully enclosed space ideal for family life and entertaining. The front of the property provides a private paved driveway, additional storage facilities and access to the garage, offering secure off-road parking.

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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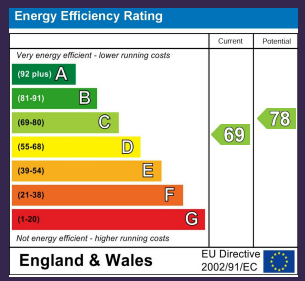

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