# 110 FOURTH AVENUE

## MANSFIELD, NG21 9NT

## £175,000

## FREEHOLD

An exceptional opportunity to acquire this immaculate and spacious three-bedroom family home, ideally situated within the highly sought-after village of Edwinstowe. Perfectly positioned close to an excellent range of local shops, well-regarded schools, everyday amenities and the famous Major Oak historic landmark, this superb property offers the perfect blend of modern family living and convenience.

Beautifully presented throughout, the accommodation comprises a welcoming entrance hallway, a generous dual-aspect living room, a stylish and contemporary kitchen diner, downstairs WC, useful cellar, three well-proportioned bedrooms and a modern four-piece family bathroom. Externally, the property benefits from a substantial driveway providing off-road parking for several vehicles and a generous rear garden, ideal for families and entertaining alike.

Offering spacious and versatile accommodation throughout, this impressive home is ready to move straight into and further benefits from having **no onward chain**, making it an ideal purchase for a wide range of buyers.

Kendra Jacob

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# 110 FOURTH AVENUE

• Immaculately presented three-bedroom family home • Highly sought-after village location in Edwinstowe • Spacious and versatile accommodation throughout • Stylish dual-aspect living room with French doors to the garden • Contemporary kitchen diner ideal for family living • Useful cellar providing additional storage space • Modern four-piece family bathroom suite • Generous driveway with off-road parking for several vehicles • Attractive rear garden perfect for entertaining and families • • No onward chain – ready for immediate occupation

## ENTRANCE HALLWAY

A stylish and welcoming entrance hallway accessed via a contemporary composite front door. Beautifully presented throughout, the hallway features tiled flooring, a staircase rising to the first-floor landing, and doors providing access to the living room and impressive kitchen diner.

## LIVING ROOM

A beautifully appointed and generously proportioned living room, flooded with natural light from the front-facing uPVC double-glazed window and rear-facing uPVC double-glazed French doors opening onto the garden. This attractive reception space benefits from a feature fireplace, bespoke fitted TV cabinetry with integrated storage, laminate wood flooring, and two central heating radiators, creating the perfect setting for both relaxing and entertaining.

## KITCHEN DINER

A spacious and contemporary kitchen diner, thoughtfully designed to provide an excellent family and entertaining space. Fitted with a comprehensive range of wall and base units complemented by quality work surfaces incorporating a circular stainless-steel sink with mixer tap. Integrated appliances include an electric oven, ceramic hob and extractor hood. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. Additional features include part-tiled walls, tiled flooring, a central heating radiator, dual-aspect uPVC double-glazed windows to the front and rear elevations, and a rear entrance door leading directly to the garden. A door provides access to an inner hallway with further access to the downstairs WC and cellar.

## DOWNSTAIRS WC

Fitted with a modern white suite comprising a low-flush WC and wall-mounted wash hand basin with tiled splashback. Further features include tiled flooring, a central heating radiator, and a rear-facing obscure uPVC double-glazed window.

## CELLAR

A highly useful and versatile cellar offering excellent storage space, complete with power and lighting, making it ideal for a variety of practical uses.

## FIRST FLOOR LANDING

Providing access to the loft space via a ceiling hatch and doors leading to three well-proportioned bedrooms and the family bathroom.

## MASTER BEDROOM

A spacious and well-presented principal bedroom featuring a front-facing uPVC double-glazed window and central heating radiator. A large built-in storage cupboard houses the wall-mounted Baxi combination boiler.

## BEDROOM TWO

A generously sized and tastefully decorated double bedroom with a front-facing uPVC double-glazed window and central heating radiator.

## BEDROOM THREE

A well-proportioned third bedroom featuring a rear-facing uPVC double-glazed window and central heating radiator.

### FAMILY BATHROOM

A contemporary four-piece family bathroom suite finished in white, comprising a panelled bath, walk-in shower enclosure with electric shower, pedestal wash hand basin and low-flush WC. Further benefits include partially tiled walls, laminate flooring, a chrome heated towel rail, recessed ceiling spotlights, extractor fan, and a rear-facing obscure uPVC double-glazed window.

### EXTERIOR

To the front of the property is a generous pebble driveway providing off-road parking for several vehicles, together with gated access to the rear garden. It has a right of access via the neighbouring property on the left-hand side when viewed from the road.

The rear garden is an excellent size and has been designed with both families and entertaining in mind. It features a paved patio seating area, raised decked terrace, well-maintained lawn, mature shrub and tree borders, external lighting, and a garden shed, creating an attractive and private outdoor space to enjoy throughout the year.

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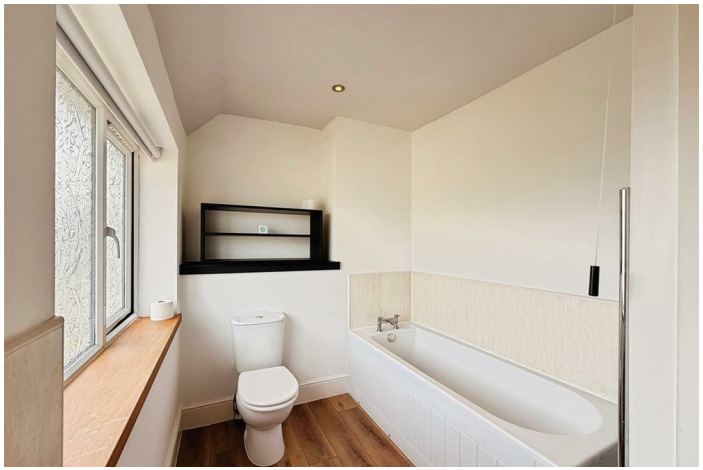

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## ADDITIONAL INFORMATION

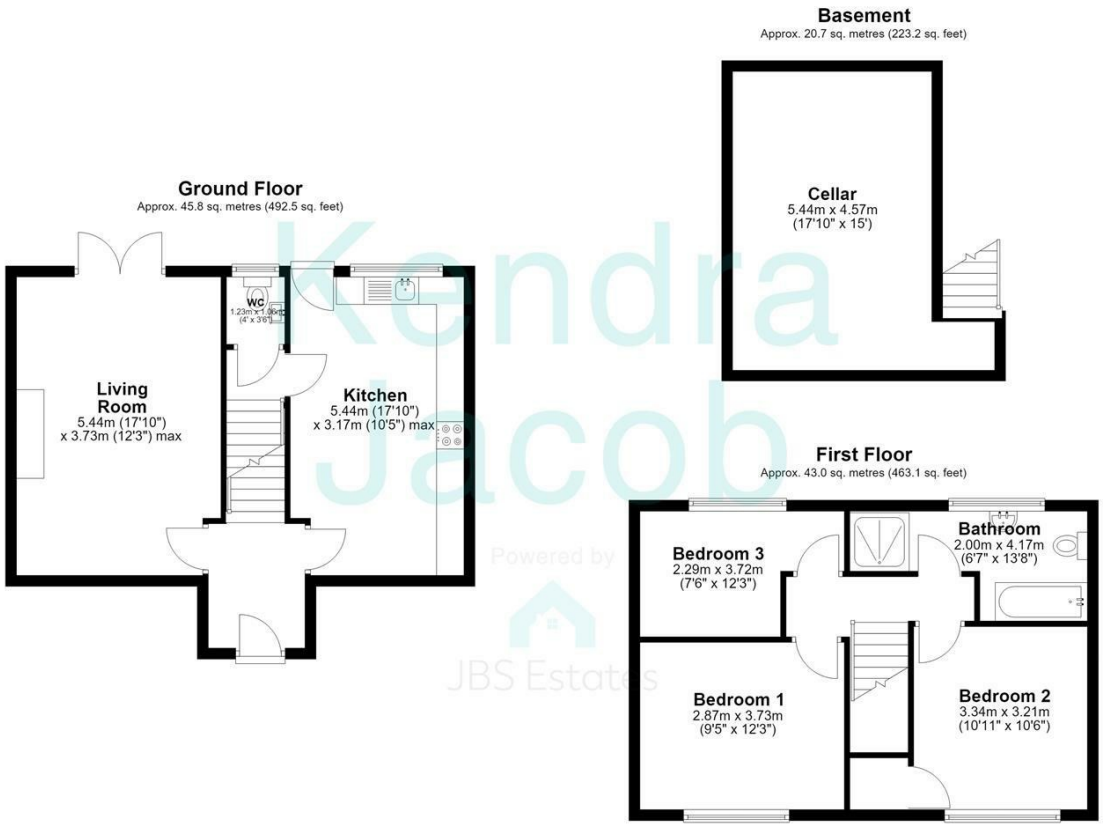
**Local Authority** – Newark & Sherwood

**Council Tax** – Band A

**Viewings** – By Appointment Only

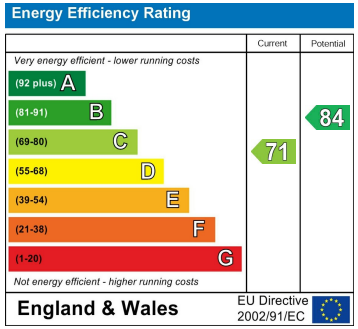
**Floor Area** – 1178.80 sq ft

**Tenure** – Freehold




Total area: approx. 109.5 sq. metres (1178.8 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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