



King George V Avenue  
MANSFIELD

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## Property Description

Located on the sought-after King George V Avenue in Mansfield, this well-presented four-bedroom detached property offers spacious and versatile family accommodation. The ground floor features a welcoming entrance hall with access to an integral garage, a stylish lounge with bay window and feature fireplace, a separate dining room, and a modern kitchen/diner fitted with granite worktops and integrated appliances, leading through to a bright conservatory with underfloor heating.

Upstairs hosts four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and en-suite, plus a second bedroom also benefitting from fitted wardrobes and access to a Jack & Jill en-suite shared with bedroom three. A contemporary family bathroom completes the first floor.

Externally, the property boasts a driveway providing parking for up to three vehicles, integral garage, and a northwest-facing rear garden with lawn, patio, and shed. An excellent opportunity for families seeking a comfortable, move-in-ready home in a desirable location.

## Porch

Entered via a UPVC front door, the porch features carpeted flooring and provides access through to the entrance hallway.

## Entrance Hall

Welcoming entrance via a composite door, with laminate flooring, a wall-mounted radiator, understairs storage, and internal access to the garage.

## Wc / Cloakroom

Fitted with laminate flooring, a ceramic WC, wash hand basin, and a wall-mounted radiator.

## Lounge

A spacious and comfortable reception room with carpet flooring, double glazed bay window to the front elevation, two wall-mounted radiators, and a feature fireplace with surround. Double doors open into the dining room.

## Dining Room

Offering laminate flooring, a wall-mounted radiator, and underfloor heating. Double glazed French doors lead through to the conservatory, creating an ideal entertaining space.

## Kitchen / Diner

Well-appointed kitchen with matching wall and base units complemented by granite worktops. Features include an induction hob, electric oven, integral dishwasher, fridge-freezer, inset UPVC sink and drainer, cooker hood, and spotlights. Finished with laminate flooring, underfloor heating, a double-glazed window to the rear, and UPVC French doors opening out to the garden.

## Conservatory

Brick-built with laminate flooring and underfloor heating, benefitting from double glazed windows to the side and rear, plus UPVC doors providing access to the garden.

## Garage

Integral single garage with a sheet up-and-over door, power and lighting, and internal access to the hallway.

## Landing

Carpeted landing with airing cupboard housing the boiler, wall-mounted radiator, loft access, and doors to all first-floor accommodation.

## Bedroom One

Generous double bedroom with carpet flooring, two double glazed windows to the front elevation, wall-mounted radiator, and fitted wardrobes.

## En-Suite

Fully tiled with tiled flooring and walls, featuring a ceramic WC, wash hand basin, walk-in shower, wall-mounted towel radiator, spotlights, and a double glazed window to the side.

## Bedroom Two

Double bedroom with carpet flooring, two double glazed windows to the front, wall-mounted radiator, and fitted wardrobes.

## Bedroom Three

With laminate flooring and a double-glazed window overlooking the rear.

## Jack & Jill En-Suite

Shared between bedrooms two and three, fitted with laminate flooring, ceramic WC, wash hand basin, walk-in shower, and a double-glazed opaque window to the side.

## Bedroom Four

With carpet flooring, wall-mounted radiator, and double-glazed window to the rear.

## Bathroom

Modern suite comprising ceramic WC and wash hand basin set within a vanity unit, bath, tiled flooring and walls, spotlights, and a double-glazed opaque window to the rear.

## Loft Space

Accessible via ladder hatch and partly boarded for storage.

## Externals

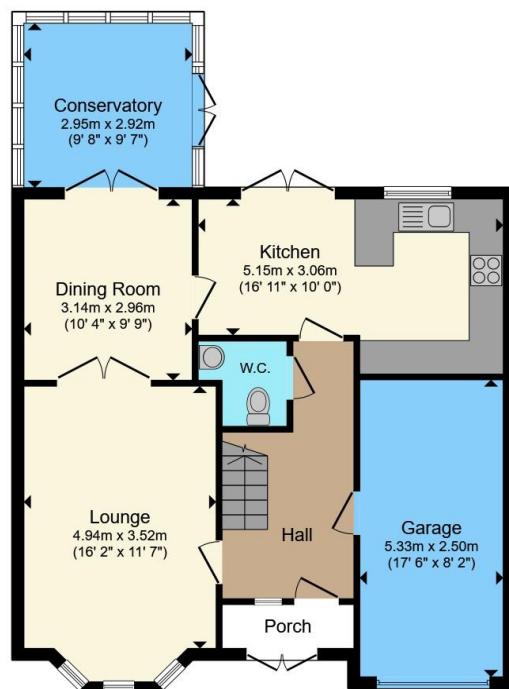
To the front, a concrete driveway offers parking for up to three vehicles alongside a lawned area with bush boundaries. Access to the garage and gated entry to the rear garden.

The rear garden is northwest facing, enclosed by fencing, and features a lawn, slabbed patio area, shed, and side gate access.









**Ground Floor**



**First Floor**

Total floor area 140.4 m<sup>2</sup> (1,511 sq.ft.) approx

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 Band: D

Tenure: Freehold

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Property Ref: MFD209179 - 0001