



## 74 FOURTH AVENUE MANSFIELD, NG21 9PB

**£160,000**  
**FREEHOLD**

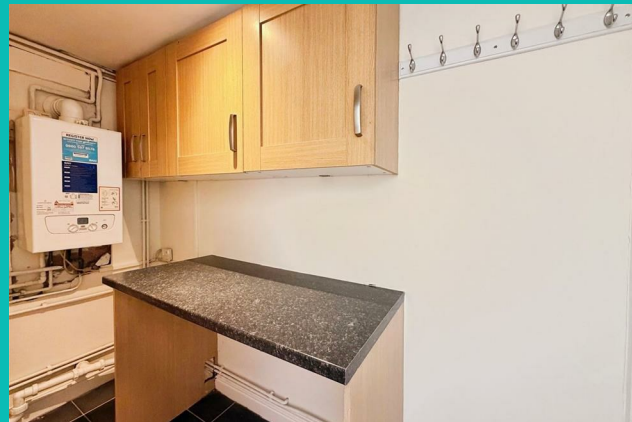
This immaculate three-bedroom mid-terrace family home is situated in the highly sought-after village of Edwinstowe, conveniently located close to local shops, schools and amenities. Beautifully presented throughout, the property offers spacious and versatile accommodation, including a bright dual-aspect living room, a well-appointed kitchen/diner, utility room, three generously sized bedrooms and a modern four piece family bathroom. Externally, the property benefits from off-road parking for several vehicles and an enclosed rear garden with patio seating area. Offered to the market with no onward chain, this move-in-ready home represents an excellent opportunity for families, first-time buyers and those looking to downsize alike.

**Kendra  
Jacob**

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# 74 FOURTH AVENUE

- Immaculate three-bedroom mid-terrace family home
- Sought-after village location in Edwinstowe
- Close to local shops, schools and amenities
- Spacious and well-presented accommodation throughout
- Bright dual-aspect living room with French doors
- Modern fitted kitchen/diner
- Useful utility room and ample storage
- Four piece bathroom suite
- Driveway providing off-road parking for several vehicles
- Enclosed rear garden with patio seating area



## ENTRANCE HALLWAY

Having a staircase rising to the first-floor landing, laminate-effect vinyl flooring, and doors providing access to the kitchen/diner and living room.

## LIVING ROOM

A spacious and bright living room featuring a front-facing uPVC double-glazed window and rear-facing uPVC double-glazed French doors opening onto the enclosed rear garden. The room benefits from a central heating radiator and laminate wood flooring.

## KITCHEN DINER

Fitted with a quality range of wall and base units with complementary work surfaces incorporating a circular stainless-steel sink unit with mixer tap. The kitchen benefits from a fitted electric oven with electric extractor fan above, space for freestanding appliances including a cooker and dishwasher, tiled splashbacks, tiled flooring, and a central heating radiator. There are front and rear-facing uPVC double-glazed windows, a rear-facing uPVC double-glazed entrance door leading to the enclosed rear garden, and a door providing access to the utility room.

## UTILITY ROOM

Having additional wall units and work surfaces with space for freestanding appliances. There is a wall-mounted combination central heating boiler, tiled flooring, and access to a large storage cupboard.

## FIRST FLOOR LANDING

Having access to the loft space and doors leading to three bedrooms and the family bathroom.

## MASTER BEDROOM

A well-appointed and tastefully decorated principal bedroom with a front-facing uPVC double-glazed window, central heating radiator, and a large built-in storage cupboard with shelving.

## BEDROOM TWO

A second double bedroom with a front-facing uPVC double-glazed window and central heating radiator.

## BEDROOM THREE

A generously sized third bedroom with a rear-facing uPVC double-glazed window and central heating radiator.

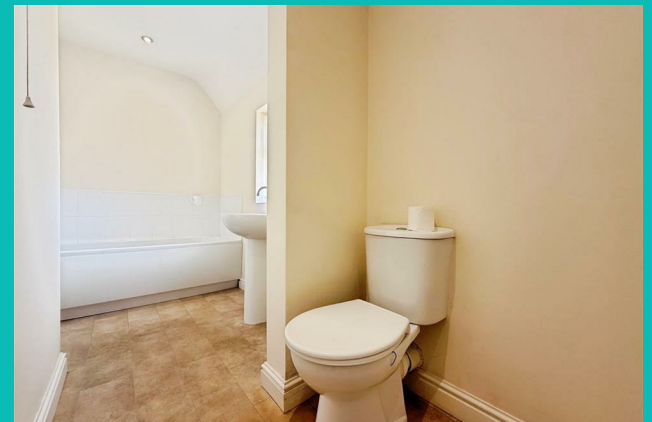
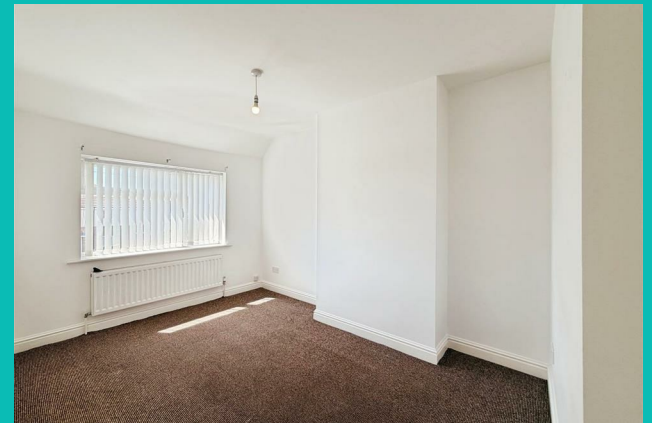
## FAMILY BATHROOM

Fitted with a four-piece white suite comprising a panelled bath, double walk-in shower enclosure with electric overhead shower, pedestal wash hand basin, and low-flush WC. The bathroom also benefits from partially tiled walls, tile-effect vinyl flooring, a chrome heated towel radiator, recessed ceiling spotlights, an electric extractor fan, and a rear-facing obscure uPVC double-glazed window.

## Exterior

To the front of the property is a pebbled driveway providing off-road parking for several vehicles, together with shared gated access via the neighbouring property leading to the rear garden. It has a right of access via the neighbouring property on the right-hand side when viewed from the road. To the rear is a fully enclosed garden, predominantly laid to lawn, with a paved patio seating area and a garden shed, creating an ideal space for outdoor entertaining and family enjoyment

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**ADDITIONAL INFORMATION**

**Local Authority** – Newark and Sherwood

**Council Tax** – Band A

**Viewings** – By Appointment Only

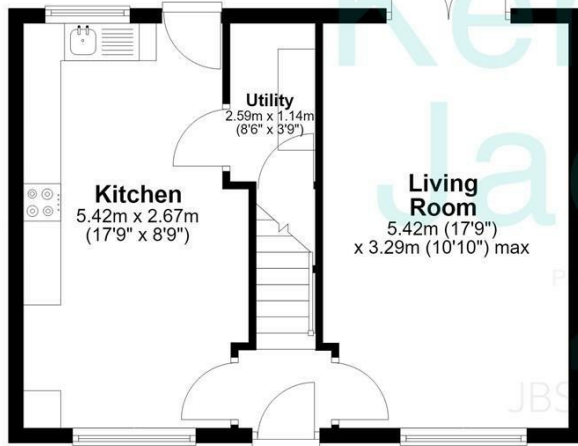
**Floor Area** – 855.80 sq ft

**Tenure** – Freehold



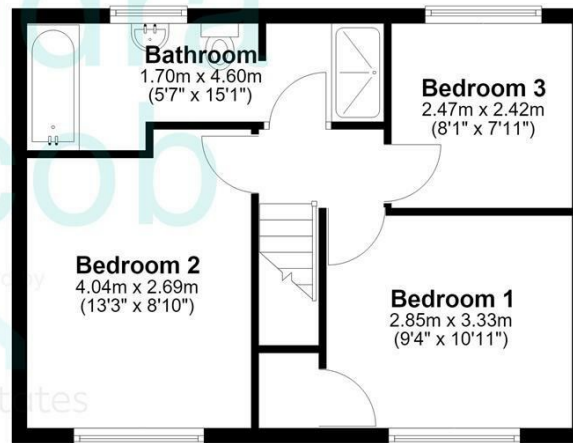
### Ground Floor

Approx. 40.0 sq. metres (431.0 sq. feet)



### First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Total area: approx. 79.5 sq. metres (855.8 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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