



Offers Over £175,000 Freehold

23 MORVEN AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9JQ

**BuckleyBrown**  
ESTATE AGENTS

THE PERFECT FAMILY RESIDENCE!!...This three bedroom semi-detached family home is a true gem and we can't wait to show you around. Boasting a spacious modern interior and with local shops and amenities only a short journey away, this property is the perfect home for any growing family, you simply must view for yourself! Let's take a peek inside..

Starting with the dining area, this is the perfect space to relax whilst providing ample space for entertaining family. Moving through to the kitchen, this offers an extensive range of modern units and appliances with an inset sink and a mini breakfast bar. The final room to the ground floor is the lounge. This offers the perfect space for relaxing in the evenings with its feature fireplace and beautiful bay window letting in a flood of light. This room has been decorated to a neutral modern palette. You won't need to touch a thing!

The first floor hosts three excellent bedrooms, all of which have been well-kept and offer versatility to add your own stamp. The family bathroom can be found just off the landing and complete with a modern three piece suite with a shower over bath, hand wash basin and low flush WC. This is the perfect space to relax and unwind.

The garden is well presented with a generous and private lawn area, including a gravelled patio seating area for alfresco dining. To the front of the property is a private driveway allowing space for ample off-road parking. This property would make a beautiful family home. Call today to book a viewing!





### Hall

Carpeted flooring with access to;

### Dining Room

Carpeted flooring with ample space for your desired furniture, a central heating radiator and a window to the rear elevation.

### Kitchen 15'11" x 7'10"

Modern Kitchen with matching cabinets and worktops, an inset sink and integrated appliances, a mini breakfast bar, space for a fridge freezer, and extra appliances and multiple windows to the rear and side elevation with a patio door leading outside.

### Lounge 13'2" x 10'10"

Carpeted room, central heating radiator, a feature fireplace and a bay window to the front elevation.

### Landing

Carpeted landing leading into all first floor bedrooms.

### Bedroom One 12'11" x 11'0"

The Master bedroom has carpeted flooring, a central heating radiator, chimney breast feature wall and a double window to the front exterior

### Bedroom Two 9'8" x 8'0"

Bedroom two has has carpeted flooring, a central heating radiator and a window to the rear elevation.

### Bedroom Three 9'5" x 8'4"

Bedroom three has carpeted flooring, a central heating radiator and a window to the rear elevation.

### Bathroom

Hand wash basin, low flush toilet and a shower over bath.

### Outside

To the front of the property you will find a private drive way with a gravelled front area. The rear garden consists of a well maintained raised lawn area with a gravelled patio and side area.





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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**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.

| Energy Efficiency Rating                    |           |           |  |
|---------------------------------------------|-----------|-----------|--|
|                                             | Current   | Potential |  |
| Very energy efficient - lower running costs |           |           |  |
| (92 plus) <b>A</b>                          |           | <b>83</b> |  |
| (81-91) <b>B</b>                            |           |           |  |
| (69-80) <b>C</b>                            |           |           |  |
| (55-68) <b>D</b>                            |           |           |  |
| (39-54) <b>E</b>                            |           |           |  |
| (21-38) <b>F</b>                            | <b>59</b> | <b>59</b> |  |
| (1-20) <b>G</b>                             |           |           |  |
| Not energy efficient - higher running costs |           |           |  |
| England & Wales                             |           |           |  |
| EU Directive 2002/91/EC                     |           |           |  |

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## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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