

GUIDE PRICE £350,000 - £375,000

West Bank Avenue, Mansfield,

Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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"Every now and then, a property comes along that truly takes your breath away, and 12 West Bank Avenue is certainly one of them! Without a doubt, this is up there with one of my favourite homes I've had the pleasure of visiting. From the stunning interiors and beautiful attention to detail to the incredible living spaces and gorgeous gardens, every inch of this home has something special to offer."

Courtney, Valuer



A BEAUTIFUL BLEND OF STYLE AND CHARM

A truly individual home with an incredible amount to discover, beautifully presented and offering a lifestyle that is anything but ordinary.

From the front, this impressive detached home has all the appeal of a traditional family property, but step inside and you'll discover something quite extraordinary. Arranged over three levels, the accommodation offers an abundance of space, character and flexibility, with a welcoming living room, an impressive kitchen and dining area, and a stunning orangery overlooking the rear garden. Upstairs, three well-proportioned bedrooms and a family bathroom provide comfortable accommodation, while the lower ground floor reveals an entirely different dimension, with a fantastic games and leisure area, an additional room provides lots of flexibility for a guest room or additional entertaining space, a shower room and useful utility space. Outside is equally impressive, with a beautifully landscaped, tiered garden, generous terrace and plenty of space to enjoy, alongside a garage and off-street parking. This is a home that really does have the wow factor, with surprises around every corner.





THE FINER DETAILS

Offering a wonderfully individual layout across three levels, this substantial home combines traditional appeal with an impressive range of living and leisure spaces. The ground floor centres around the kitchen and dining area, with a separate living room and beautiful orangery, while the first floor provides three bedrooms and the family bathroom. The lower ground floor adds a further bedroom, shower room, utility room and generous games and leisure space, creating exceptional flexibility for a variety of lifestyles.

The welcoming entrance hall leads through to the main living accommodation, with a separate WC adding everyday convenience. The living room sits to the front of the property, providing a lovely space to relax, while the kitchen and dining area form the heart of the home, offering an impressive open arrangement for cooking, dining and entertaining. Beyond this is the orangery, which is undoubtedly one of the standout features. With its beautiful windows overlooking the rear garden, it provides a wonderful place to sit, unwind and take in the views, with a real sense of bringing the outside in. The ground floor also benefits from an integral garage.

The first floor offers three bedrooms, each providing comfortable accommodation, alongside the family bathroom. The layout is arranged around a central landing, with useful built-in storage helping to keep everything neatly organised. The bedrooms are well proportioned, making this a lovely private space away from the main living areas.

The lower ground floor is where this home really sets itself apart. Here you'll find a fantastic games and leisure room, offering a generous space for hobbies, entertaining or simply having somewhere to escape and enjoy. There is also a separate lounge, a further room that can be used as a guest room or for more entertaining space and a shower room, making this level particularly versatile for guests, older children or anyone wanting a little extra independence. A separate utility room adds further practicality, completing a floor that gives the property an entirely different dimension.

The rear garden is an absolute showstopper and a real highlight of the property. Beautifully landscaped, it features a generous terrace and tiered lawn areas, creating different spaces to sit, entertain and enjoy the surroundings. The outlook from the orangery makes this garden even more special, with those lovely windows providing a wonderful view across the outdoor space. To the front, there is off-street parking alongside the integral garage, completing the practical side of this impressive home.







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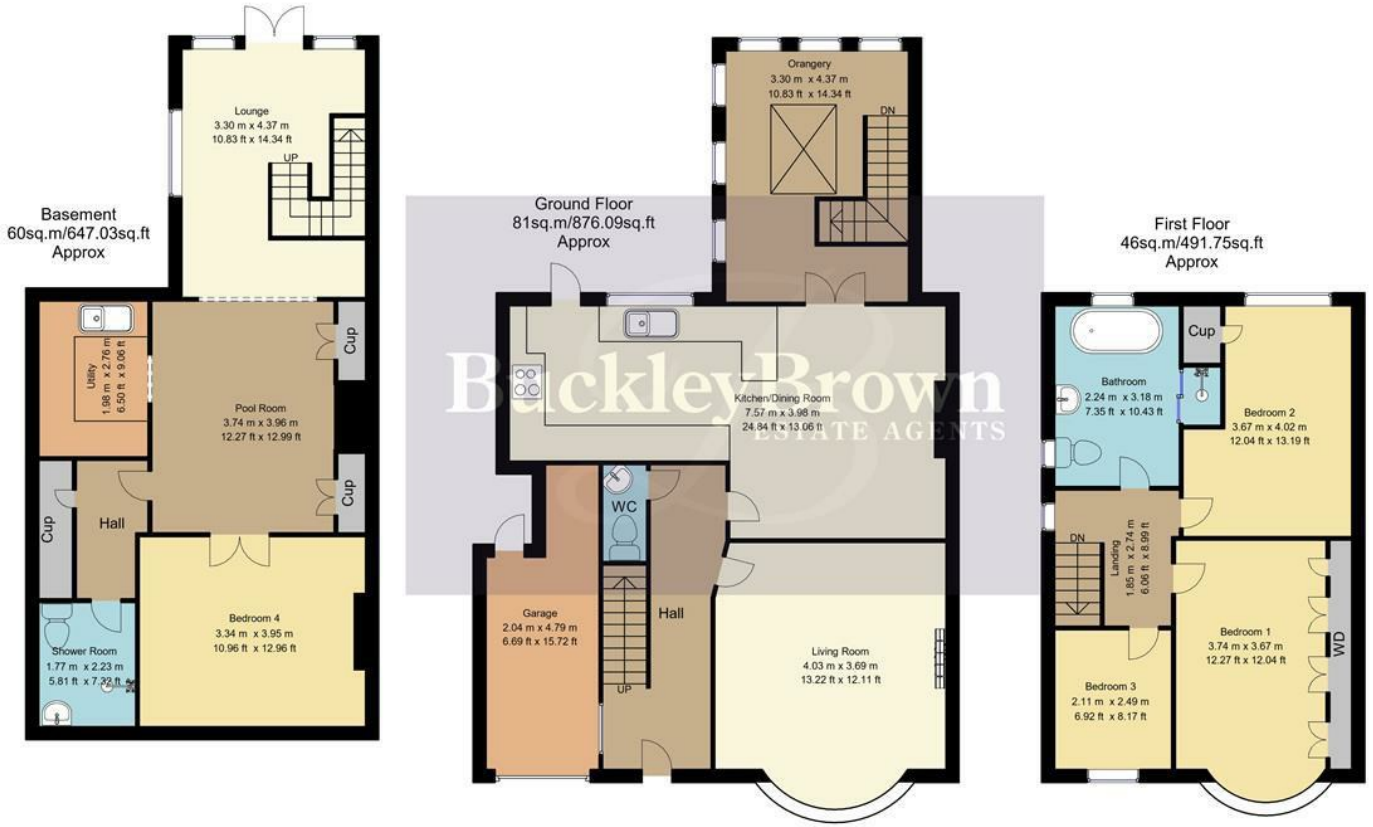
LIFE IN MANSFIELD

Mansfield offers a fantastic balance of everyday convenience, shopping, leisure and local attractions, making it a popular place to call home.

The town centre has a wide selection of shops, supermarkets, cafés, restaurants and traditional pubs, alongside a market, cinema and leisure facilities. There are also plenty of opportunities to enjoy the outdoors, with nearby parks, green spaces and walking routes providing a welcome change of pace. Whether it's a relaxed afternoon out, a meal with friends or a little retail therapy, there is plenty to enjoy close to home.

The surrounding area offers even more to explore, with Mansfield Woodhouse, Forest Town and the neighbouring villages all within easy reach. The beautiful surroundings of Sherwood Forest and nearby country parks provide wonderful opportunities for walking, cycling and days out, while larger shopping and leisure destinations are accessible in Nottingham, Chesterfield and Worksop. There is a lovely mix of countryside, established communities and town amenities to enjoy.

For commuters, Mansfield is particularly well connected, with access to the A60, A38 and wider road network providing routes towards Nottingham, Derby, Chesterfield and beyond. Mansfield railway station offers services towards Nottingham and Worksop, while local bus routes connect the town with surrounding villages and neighbouring centres. It's a convenient location for those wanting to enjoy a spacious home without sacrificing access to work, amenities and everything further afield.



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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Key Features

Unique detached home arranged over three levels

Three first-floor bedrooms plus a fourth versatile room on the lower ground floor

Impressive kitchen and dining area with separate living room

Beautiful orangery overlooking the rear garden

Lower ground floor games room, lounge and shower room

Stunning landscaped garden with terrace and tiered lawn

Integral garage and off-street parking

Approx. Size
2,014 Sq. ft

Council Tax Band
E

EPC Rating
TBC

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