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ESTATE AGENTS

GUIDE PRICE £325,000 -  
£350,000  
Lichfield Avenue, Mansfield,

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

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“This home really caught my eye. It has that wonderful balance that can be difficult to get right — all the charm you would hope for from a 1930s property, but with a fresh, contemporary finish that makes it feel completely in tune with modern living. The kitchen extension is a real highlight, and the attention to detail throughout gives the whole house a beautifully considered feel.”

Jasmine, Valuer.



## CLASSIC, TIMELESS BUT WITH A MODERN FINISH

A beautifully reimagined 1930s semi-detached home in the heart of Mansfield.

Stepping into this property is a masterclass in blending eras. Retaining its quintessential 1930s character through original features like charming bay windows and stunning cast-iron fireplaces, the home has been elevated by a sympathetic and high-standard renovation. From the moment you approach the immaculate frontage, it is clear that this is a home cherished and maintained to perfection.



## THE FINER DETAILS

***A spacious and light-filled 1930s semi-detached home featuring three bedrooms (two doubles and a versatile third room), a large kitchen extension, a private rear garden, and a useful cellar space.***

The entrance hall sets the tone for the property, featuring classic parquet flooring complemented by a stylish modern stair runner. The heart of the home is the 2019 kitchen extension. This bright, airy space is designed for modern entertaining, featuring bi-fold doors that seamlessly connect the indoor kitchen to the outdoor seating area. The ground floor further benefits from a practical utility room and a downstairs toilet, ensuring the property functions as well as it looks. The entrance hall gives access to a cellar for extra versatile storage space

The upper level continues the theme of refined comfort. The property offers two spacious double bedrooms, each retaining original character features, alongside a third bedroom perfect for a nursery, home office, or guest room. A well-appointed family bathroom serves this level.

The exterior of the property is just as impressive as the interior. To the front, a spacious, recently finished concrete double driveway provides ample off-street parking. The rear garden is a private oasis, primarily laid to lawn and featuring a beautiful patio area directly accessible from the kitchen's bi-fold doors, perfect for al-fresco dining.





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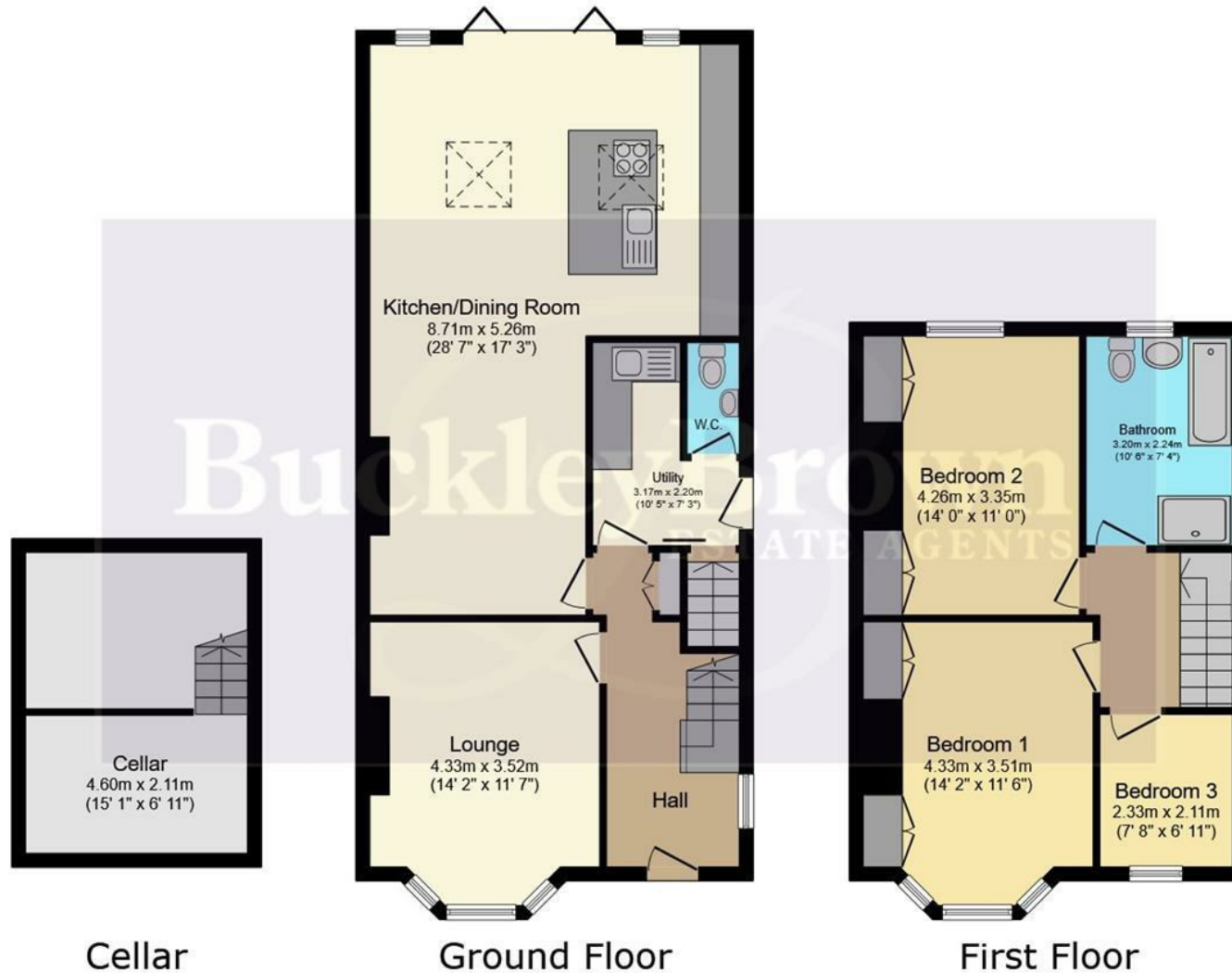
## LIFE IN MANSFIELD

***Mansfield offers the ideal balance of vibrant town convenience and scenic green space, sitting right on the edge of the world-famous Sherwood Forest for weekend walks, cycling, and outdoor adventures.***

The area is exceptionally well catered for young couples and families alike, boasting a thriving local social scene. You are just minutes away from the town centre's shopping, popular cocktail bars like Il Rosso, and fantastic local dining spots, while nearby retail parks and the East Midlands Designer Outlet provide endless shopping options.

For families, the location is hard to beat, featuring a strong selection of highly-rated local primary and secondary schools, alongside great community leisure facilities like the Water Meadows swimming complex. Commuters are equally well-served: Mansfield railway station sits on the Robin Hood Line with direct trains to Nottingham, and the nearby M1 motorway provides fast, straightforward road links to major cities like Sheffield and Derby.





Cellar

Ground Floor

First Floor

Total floor area: 134.1 sq.m. (1,443 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Key Features

Beautifully presented 1930s semi-detached home

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Bi-fold doors opening onto the rear garden

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Two generous double bedrooms plus third bedroom

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Bay windows and original cast iron fireplaces

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Parquet flooring and stylish stair runner

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Utility room and downstairs WC

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Generous driveway with off-road parking and enclosed rear garden with seating area

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Additional cellar provides versatile storage

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Approximate Size  
1,443 Sq. ft

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Council Tax Band  
C

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exceptional representation.

Let's Chat.

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