





# 39 Felton Avenue, Mansfield Woodhouse

Guide Price £225,000-£235,000 Freehold

DETACHED HOME LOCATED ON A LOVELY CORNER PLOT • THREE BEDROOMS WITH MAIN BEDROOM FEATURING AN ENSUITE • TWO RECEPTION ROOMS & DOWNSTAIRS WC • DOWNSTAIRS WC • DRIVEWAY AND GARAGE, EPC RATING: D • EARLY VIEWING HIGHLY RECOMMENDED















#### **Entrance hall**

A welcoming entrance to the home, the hallway provides access to all ground floor rooms, offering a practical and well-organised layout.

# Lounge

15' 10" x 10' 1" (4.83m x 3.07m)

A comfortable living space featuring a UPVC double glazed window, central heating radiator, electric fireplace, and UPVC door leading to the rear garden. Power points are also included.

#### Dining room

9' 9" x 8' 4" (2.97m x 2.54m)

A practical space with a UPVC double glazed window, central heating radiator, and power point. It comfortably accommodates seating for up to four people.

#### Kitchen

Equipped with a range of wall and base units, an integrated oven and hob with extractor fan, and a sink. A UPVC double glazed window allows in natural light, and the room includes power points, a central heating radiator, and a storage cupboard beneath the stairs offers practical extra storage space, plus composite door provides access to the rear garden.

#### First floor

## Bedroom No 1

12' 11" x 8' 10" (3.94m x 2.69m)

A well-sized main bedroom featuring a UPVC double glazed window, central heating radiator, and power points.

#### En-suite

Fully tiled from floor to ceiling for ease of maintenance, the en suite includes a mains-fed shower, low flush WC, vanity sink, central heating towel rail, and power points. A UPVC double glazed window provides natural light.

#### Bedroom No 2

10' 1" x 9' 3" (3.07m x 2.82m)

This bedroom includes a UPVC double glazed window, central heating radiator, power point, and a built-in walk-in wardrobe, adding extra storage convenience.

#### Bedroom No 3

7' 4" x 6' 5" (2.24m x 1.96m)

Fitted with a UPVC double glazed window, central heating radiator, and power point, this room can serve as a guest bedroom or be adapted into a home office or nursery.

#### **Shower Room**

Fitted with a mains-fed shower, pedestal sink, and low flush WC. The space also includes a central heating radiator, power point, and UPVC double glazed window. Tiling to the walls provide an attractive and practical feature.

#### Outside

To the front, the property features a well-kept, low-maintenance lawn and garden area, enhancing its curb appeal. At the rear, a driveway provides off-road parking and leads to a garage with an up-and-over door. Gated access from the garage opens into the rear garden—a bright and generously sized outdoor space, ideal for relaxing or entertaining.

## Garage

The garage features an up and over door, power points and space for off road parking.

# **Additional Information**

Tenure: freehold

Council tax band:C

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadbanc checker.





