



£350,000 Freehold

7 FRANK AVENUE | MANSFIELD | NG18 5EL

BuckleyBrown
ESTATE AGENTS

AN IMPRESSIVE HOME WITH ROOM FOR EVERYONE. Situated in a popular residential setting in Mansfield, this beautifully presented detached home offers stylish, modern living with generous space throughout, making it an ideal choice for growing families.

Upon entering the ground floor, you are welcomed by a spacious hallway that sets the tone for the rest of the home. There are two inviting reception rooms, both featuring attractive bay windows that flood the interiors with natural light, creating bright and comfortable spaces perfect for relaxing or entertaining. The contemporary kitchen and dining area is thoughtfully designed with both practicality and style in mind, offering ample storage and workspace while providing a sociable hub for family meals and gatherings. The layout flows effortlessly, enhancing everyday living and maximising functionality.

To the first floor, the property boasts four well-proportioned bedrooms, each offering flexibility for family life, guests, or even a home office. The principal bedroom benefits from its own private en suite, adding a touch of luxury and convenience, while a modern family bathroom serves the remaining bedrooms. The overall design reflects modern tastes, with clean lines, light-filled rooms, and a layout tailored to comfortable living.

Externally, the property continues to impress with a well-maintained garden, providing a peaceful outdoor retreat ideal for children, entertaining, or simply unwinding. The attractive exterior, combined with the home's contemporary feel and spacious accommodation, makes this a standout opportunity for those seeking modern comfort within a welcoming community.

Call the office now to arrange your viewing, find your dream home, 01623 633633!





Porch

Giving access to

Entrance Hall

Housing the stairs to first floor accommodation and giving access to;

Kitchen Dining Room 16'0" x 14'11"

The stunning kitchen diner has been designed to an exceptional standard. Fitted with a range of matching wall and base units and incorporating a central island, it features complementary work surfaces with an inset sink, drainer and mixer tap. Integrated appliances include two eye-level ovens, a wine fridge, and an electric hob with extractor hood above. A window to the rear elevation and bi-fold doors open out to the rear garden, allowing plenty of natural light to fill the

space. The herringbone flooring adds a luxurious finish, and there is ample space for dining and entertaining.

Living Room 11'11" x 12'7"

The living room to the back of the house is complimented by a bay window to rear elevation, carpet flooring, central heating radiator and a focal multi fuel burner.

Living Room 11'11" x 11'10"

The living room to the front of the home has a bay window to front elevation, central heating radiator and carpet flooring.

WC

Complete with a low flush WC and hand wash basin.

First Floor Landing

Giving access to;



Bedroom One 10'0" x 17'3"

Complete with carpet flooring, window to front elevation, central heating radiator, benefiting from built in wardrobes and access to your very own ensuite.

En Suite 10'0" x 6'8"

Complete with a shower cubicle, hand wash basin and low flush WC. There is a window to rear elevation and central heating radiator.

Bedroom Two 10'3" x 13'1"

Complete with wooden floors, window to rear elevation and central heating radiator.

Bedroom Three 10'3" x 11'8"

Complete with a window to front elevation, two fitted wardrobes, carpet flooring and central heating radiator.

Bedroom Four 6'11" x 7'0"

Complete with window to front elevation, carpet flooring and central heating radiator.

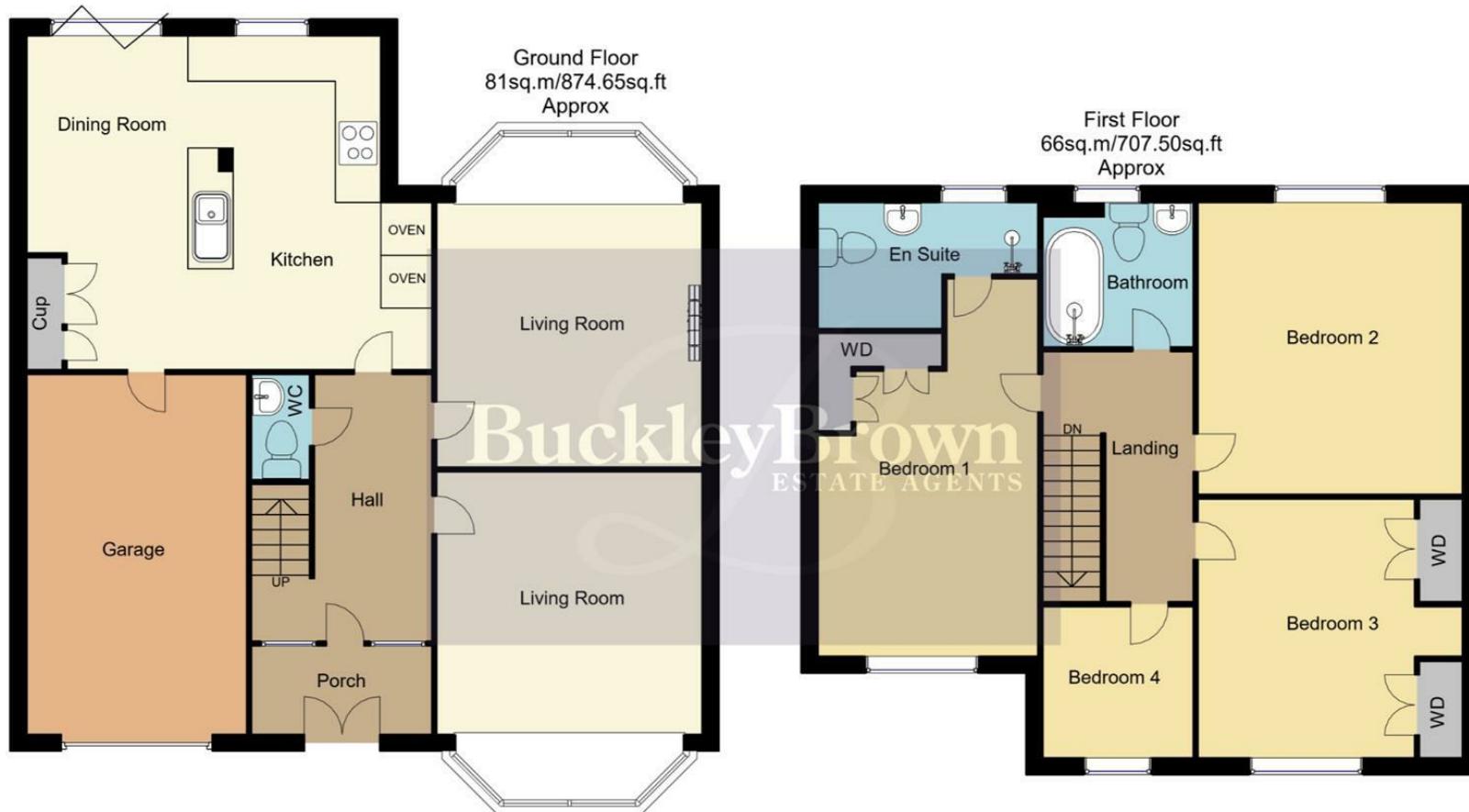
Garage 10'0" x 16'0"

Integral garage providing secure parking or storage.

Outside

To the front of the property there are hedge boundaries, well maintained lawn and block paved driveway providing off street parking. To the rear the garden has boarders with mature plants, shrubs and trees with a well maintained lawn. There is a dedicated patio seating area to enjoy in the warmer months!





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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

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.

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