



Guide Price £400,000 Freehold

16 PARK AVENUE | | MANSFIELD | NG18 2AU

**BuckleyBrown**  
ESTATE AGENTS



GUIDE PRICE \*\*£400,000-£425,000\*\*  
MODERN LIVING STARTS HERE...

Located in the highly sought-after area of Mansfield, this beautifully presented four-bedroom, three-storey semi-detached home blends period charm with modern family living. With generous living spaces, versatile layout, and a uniquely presented garden, this property is perfectly suited to families seeking comfort, convenience, and character.

Upon entering, you're welcomed by a spacious hallway that sets the tone for the rest of the home. The ground floor boasts two generous reception rooms, both featuring stunning original-style fireplaces that add a touch of elegance and warmth. These rooms offer flexible living options—ideal as a formal lounge, family sitting room, playroom, or even a home office. The heart of the home is the open-plan kitchen and dining area, designed for modern family life and entertaining. The kitchen offers ample worktop space, stylish cabinetry, and room for your dining furniture. Completing the ground floor is a practical utility room, a convenient downstairs shower room, and a separate WC, perfect for busy households. There is also access to a spacious cellar.

The first floor offers three well-proportioned bedrooms all offering ample space. The family bathroom features a sleek three-piece suite.

The second floor houses the fourth bedroom, a spacious and tranquil retreat with charming Velux windows.

To the rear, the property offers a neatly maintained garden that provides a pleasant outdoor space for relaxing or entertaining. A paved patio area is ideal for alfresco dining, with sections of low-maintenance artificial grass adding a touch of greenery. Mature trees and shrubs create a sense of privacy and a natural backdrop.

At the front, a walled garden with a variety of well-kept bushes and shrubs enhances kerb appeal. A gated entrance opens onto a private driveway, offering secure and convenient off-street parking.

Call today to arrange a viewing!!!





#### Hall

Tiled flooring hallway on entrance with access to all ground floor rooms.

#### Living Room 13'2" x 27'3"

Living room leading through to another open sitting room, central heating radiator, wooden flooring, feature fireplace, bay window to the front elevation and window to the side and rear.

#### Dining

Tiled flooring with ample space for your desired dining furniture, window to the side elevation.

#### Kitchen 8'11" x 23'8"

This well-appointed kitchen features matching fitted cupboards that offer a cohesive and stylish look throughout, providing plenty of storage solutions. The design includes ample worktop space, ideal for food preparation, appliances, and everyday use.

The kitchen is equipped with integrated

appliances, blending seamlessly into the cabinetry for a sleek, modern aesthetic. Additionally, there's dedicated space for further appliances, allowing for future expansion or customisation to suit your needs.

An inset sink is thoughtfully positioned beneath a side elevation window, allowing natural light to brighten the workspace while providing a pleasant view.

#### Utility

Handy utility space with worktops, an inset sink and separate WC.

#### WC 2'10" x 4'3"

Low flush WC.

#### Shower Room 9'0" x 14'11"

Low flush WC, hand wash basin, shower and ample storage space. Patio door to the rear.

#### Landing

Landing leading up to the first floor.



#### Bedroom One 9'6" x 15'10"

Spacious carpeted bedroom with ample room for your desired furniture, window to the rear elevation.

#### Bedroom Two 10'11" x 12'1"

Spacious carpeted bedroom with ample room for your desired furniture, bay window to the front elevation.

#### Bedroom Three 10'4" x 10'10"

Spacious carpeted bedroom with ample room for your desired furniture, window to the front elevation. Ideal as a dressing room/office.

#### Bedroom Four

Third story bedroom with velux windows and to the rear elevation.

#### Bathroom 5'11" x 9'1"

Four piece suite with freestanding bath, hand wash basin, low flush WC and shower.

#### Cellar

Ample storage space.

#### Outside

To the rear, the property features a well-kept garden with a paved patio—ideal for outdoor dining or relaxing. Low-maintenance artificial grass adds a touch of greenery, while mature trees offer privacy and a pleasant natural setting.

To the front, a walled garden enhances the property's kerb appeal, featuring a selection of well-maintained bushes and shrubs that provide year-round colour and texture. A gated entrance leads to the private driveway, offering convenient off-street parking.









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.

CC Ltd ©2018

**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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

16 PARK AVENUE  
MANSFIELD  
NG18 2AU



## 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

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.

**BuckleyBrown**  
ESTATE AGENTS