



Hereford Avenue
Mansfield Woodhouse Mansfield

burchell
edwards

Hereford Avenue Mansfield Woodhouse Mansfield NG19 8QF

for sale
£280,000



Property Description

A beautifully presented and spacious four-bedroom detached family home, occupying a desirable residential position in Mansfield Woodhouse. Offering versatile accommodation throughout, this impressive property is ideal for growing families seeking well-proportioned living space both inside and out.

The accommodation briefly comprises an entrance porch and welcoming hallway, spacious lounge featuring a fireplace, and a separate dining room with French doors opening onto the rear. The well-equipped kitchen is fitted with a range of matching wall and base units, integrated appliances and a useful pantry.

To the first floor are four well-proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes and an en-suite shower room. Bedroom three enjoys French doors opening to a Juliet-style balconette overlooking the rear garden. A contemporary family shower room completes the accommodation.

Externally, the property enjoys a block paved driveway providing off-road parking, a garage and attractive frontage with shrubs and a loose stone area. The enclosed rear garden offers a fantastic outdoor space with patio seating areas, lawn, pond, shrubs, astro turf, summer house, shed and gated side access.

A viewing is highly recommended to appreciate the size, presentation and versatility of this excellent detached family home.

Porch

Entered via a UPVC composite entrance door, having laminate flooring and a double glazed opaque window to the front elevation.

Entrance Hall

Accessed from the porch through a wooden internal door, having laminate flooring, a wall-mounted radiator and a useful storage cupboard.

Lounge

A spacious reception room featuring carpet flooring, a double glazed window to the front elevation, wall-mounted radiator, feature fireplace and spotlights.

Dining Room

Having carpet flooring, a wall-mounted radiator, spotlights and double glazed French doors opening onto the rear garden.

Kitchen

Fitted with a range of matching wall and base units incorporating an inset sink and drainer. Appliances include an electric hob with cooker hood over, double electric oven, integrated fridge-freezer, dishwasher and washing machine. Benefitting from tiled flooring, spotlights, pantry storage and a double glazed rear window.

Reception Room

A versatile additional reception space featuring tiled flooring, a wall-mounted radiator and bi-fold doors opening into the conservatory.

Utility Room

Fitted with matching wall and base units providing additional storage, together with plumbing and electrical points for appliances. Having laminate flooring, spotlights and a wine cooler.

Wc / Cloakroom

Fitted with a low-level WC and wash hand basin, complemented by laminate flooring and spotlights.

Conservatory

A substantial conservatory with a brick-built base and solid roof, featuring tiled flooring, spotlights, wall-mounted radiator, double glazed windows to the side and rear elevations, and UPVC French doors opening to the side.

Landing

Having carpet flooring and providing access to the loft space.

Bedroom One

A generous principal bedroom featuring fitted wardrobes, carpet flooring, wall-mounted radiator, double glazed front window and a decorative stained glass side window.

En-Suite

Comprising a walk-in shower, wash hand basin and WC. Finished with tiled walls and flooring, wall-mounted radiator, spotlights, shaving point and a double glazed opaque rear window.

Bedroom Two

Having carpet flooring, a wall-mounted radiator and double glazed windows to the front elevation.

Bedroom Three

Featuring carpet flooring, wall-mounted radiator, double glazed French doors opening to a balconette and a cupboard housing the boiler.

Bedroom Four

Having carpet flooring, a wall-mounted radiator and double glazed windows to the front elevation.

Bathroom

Fitted with a WC, wash hand basin and walk-in shower. Benefitting from laminate flooring, tiled splashbacks, spotlights, heated towel radiator and a double glazed opaque rear window.

Garage

Single garage with a sheet up-and-over door.

Externals

To the front of the property is a block paved driveway providing off-road parking, together with a loose stone area, shrubs, garage access and a locked side gate. The enclosed rear garden features lawned areas, slabbed patio seating areas, pond, shrubs, astro turf, summer house, shed, outside tap and gated side access.

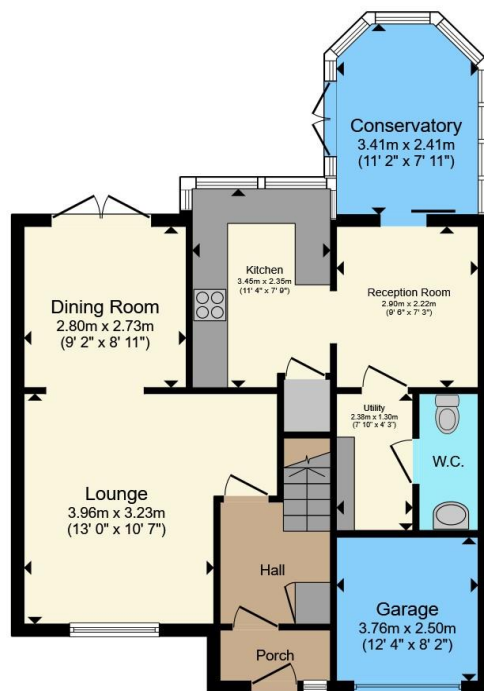
Agents Note

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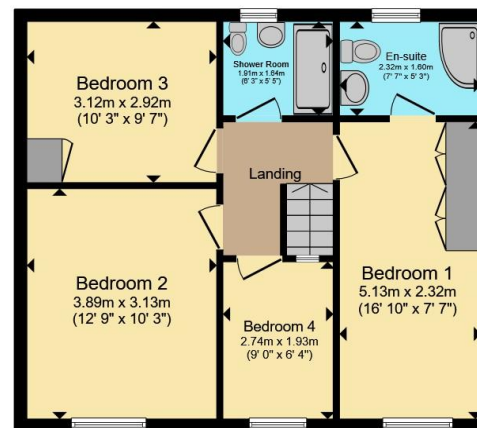








Ground Floor



First Floor

Total floor area 120.5 m² (1,297 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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