



Offers Over £700,000 Freehold

22 THE AVENUE | | MANSFIELD | NG18 4PD

BuckleyBrown
ESTATE AGENTS

EXPECT THE UNEXPECTED!..

This four bedroomed detached family residence is something very special in our eyes! Situated in Berry Hill, Mansfield, within close proximity to all local amenities, the town centre and transport links. This family home boasts modern day living with neutral decor throughout, if this sounds like the one for you then don't stop here...

Upon entry, you will be presented with a simple yet effective layout. This residence hosts an impressive open plan kitchen/living/dining area! The beautifully set out kitchen provides a range of cabinetry and units with work surfaces over, an integrated oven and space for additional appliances. Not to mention there is plenty of room for your desired furnishings. Further complemented by sliding doors opening to the rear garden, presenting you with a seamless transition between indoor and outdoor living. Leading on from here you will find a handy utility which provides additional access to a pantry and convenient downstairs WC. Finishing the ground floor is a versatile office - great for those who work from home. Alternatively this room could lend itself as a games room or play room.

Let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to four well-sized bedrooms with space for all of your homely furnishings and two with their own built in wardrobes. The family bathroom completes the floor and comprises a four-piece suite, essential for unwinding and relaxing.

Heading outside, you'll be met with a perfectly maintained garden including a lawn and patio! The front offers a private driveway leading to a garage providing ample off street parking.

Call now to book a viewing!!





Hallway

Bright and welcoming entrance hall providing access to kitchen/diner/lounge and office, with laminate flooring, radiator, and built in understairs storage.

Kitchen/Living/Dining 25'9" x 24'8"

The heart of the home is this stunning fitted kitchen with breakfast bar island and open-plan l-shaped living/dining space. The kitchen comprises ample cabinetry space, integrated appliances and inset sink and drainer, tiled flooring and double glazed rear window. Following on seamlessly from the main kitchen, you will find a comfortable dining space with double glazed sliding doors out on to the rear garden, laminate wood flooring and access to a cosy yet bright family sitting room complete with log burner, radiator and double glazed window to the front elevation.

Utility 11'1" x 19'1"

Providing additional space for white good and

appliances, you will find the utility space which has matching base units, worktops and inset sink, with double glazed door to the rear garden. Handy pantry for additional storage.

Shower Room 6'11" x 6'9"

Beautifully modern ground floor shower facilities accessed through the utility, comprising wc, wash hand basin, walk in shower, tiled walls and vinyl flooring.

Office 10'4" x 13'8"

Convenient home office space comprising, laminate wood flooring, radiator and double glazed window to the front elevation.

First Floor Landing

Laminate first floor landing provides access to bedrooms and bathroom.

Bedroom One 15'0" x 12'10"

Beautifully proportioned double bedroom with fitted wardrobes, laminate flooring, radiator,



double glazed window to the front elevation and access to walk in wardrobe/dressing room.

Dressing Room

Accessed via the master bedroom is a convenient walk in wardrobe for ample storage, with fitted shelving and rails for ultimate organisation.

Bedroom Two 15'0" x 12'10"

Another double bedroom with laminate flooring, radiator and double glazed window to the rear elevation.

Bedroom Three 10'4" x 15'5"

With laminate flooring, radiator and double glazed windows.

Bedroom Four 9'2" x 10'5"

With laminate flooring, radiator and double glazed rear window.

Bathroom 12'7" x 6'9"

Stunning four piece bathroom suite comprising freestanding bath, walk in shower, wash hand basin, wc, fully tiled floor to ceiling, heated towel rail and double glazed window. This bright and elegant space is the perfect room to unwind and relax.

Garage

Outside

Beautiful rear garden which is mainly laid to lawn with patio seating area and hedge boarders, creating a private and fully enclosed space perfect for the family to enjoy. The front of the property provides a private paved driveway and a garage for secure off road 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. Specially no guarantee is should not be relied on as a 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	78
EU Directive 2002/91/EC		

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