



112 FOURTH AVENUE MANSFIELD, NG21 9NT

£170,000
FREEHOLD

This beautifully presented three-bedroom family home offers stylish and contemporary living throughout, thoughtfully designed to combine comfort with modern practicality. The property features a welcoming entrance hallway, a spacious and light-filled living room with garden access, and a sleek open-plan kitchen diner ideal for both everyday living and entertaining. Additional benefits include a convenient downstairs WC, a versatile cellar providing excellent storage, and well-proportioned bedrooms served by a modern family bathroom.

Externally, the home continues to impress with a generous driveway providing ample off-road parking and a private, well-maintained rear garden complete with patio and decked seating areas-perfect for outdoor relaxation and family gatherings.

Situated in the highly sought-after village of Edwinstowe, this wonderful home enjoys an enviable position close to a range of local shops, well-regarded schools, everyday amenities, and excellent transport links. It is also ideally placed near the iconic Major Oak, one of Nottinghamshire's main attractions

**Kendra
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112 FOURTH AVENUE

- Beautifully presented three-bedroom family home with stylish, contemporary interiors
- Spacious and light-filled living room with direct access to the rear garden
- Modern kitchen diner, ideal for family living and entertaining
- Convenient downstairs WC and versatile cellar offering excellent storage
- Well-proportioned bedrooms served by a sleek, modern family bathroom
- Generous driveway providing ample off-road parking
- Private rear garden with patio and decked seating areas
- Situated in the highly sought-after village of Edwinstowe
- Close to local shops, schools, and everyday amenities
- Near Sherwood Forest and the iconic Major Oak landmark



ENTRANCE HALLWAY

A welcoming and stylish entrance, accessed via a contemporary composite front door, opening into a beautifully presented hallway. Finished with elegant tiled flooring, the space sets the tone for the property, featuring a staircase rising to the first floor and doors providing access to the living room and kitchen diner.

LIVING ROOM

A superbly proportioned and beautifully light-filled reception room, enjoying a front-facing UPVC double glazed window and rear-facing UPVC double glazed French doors opening directly onto the garden. The room is centred around a feature fireplace, complemented by two central heating radiators, a bespoke fitted TV/media unit with integrated storage, and a sleek laminate wood flooring, creating a warm yet contemporary living environment.

KITCHEN DINER

A stylish and well-designed kitchen diner fitted with a range of modern wall and base units, paired with complementary work surfaces. Features include a circular stainless steel sink with mixer tap, integrated electric oven, ceramic hob with extractor fan above, plumbing for an automatic washing machine, and space for a freestanding fridge freezer. The room is part tiled to the walls with tiled flooring, and benefits from a central heating radiator and dual aspect UPVC double glazed windows to the front and rear. A rear-facing UPVC double glazed door provides access to the garden, while an inner hallway leads to the downstairs WC and cellar.

DOWNSTAIRS WC

A contemporary white suite comprising a low-level flush WC and wall-mounted wash hand basin with tiled splashback. Finished with tiled flooring, a central heating radiator, and a rear-facing obscure UPVC double glazed window, providing both privacy and natural light.

FIRST FLOOR LANDING

Providing access to the loft via hatch, along with doors leading to three well-proportioned bedrooms and the family bathroom.

MASTER BEDROOM

A spacious and elegant principal bedroom, featuring a front-facing UPVC double glazed window and central heating radiator. The room also benefits from a generous built-in storage cupboard housing the wall-mounted BAXI combination boiler.

BEDROOM TWO

A well-presented double bedroom with a front-facing UPVC double glazed window and central heating radiator.

BEDROOM THREE

A good-sized third bedroom, enjoying a rear-facing UPVC double glazed window and central heating radiator.

FAMILY BATHROOM

A modern four-piece white suite comprising a panelled bath, walk-in shower enclosure with electric shower, pedestal wash hand basin, and low-level WC. Stylishly finished with part tiled walls, laminate flooring, chrome towel radiator, recessed ceiling downlighting, extractor fan, and a rear-facing obscure UPVC double glazed window.

EXTERIOR

To the front, the property benefits from a generous pebble driveway providing off-road parking for several vehicles, along with gated side access to the rear. The rear garden is of an excellent size and ideal for both relaxation and entertaining, featuring a paved patio seating area, decked seating space, a well-maintained lawn with mature shrub and tree borders, external lighting, and a garden shed.

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ADDITIONAL INFORMATION

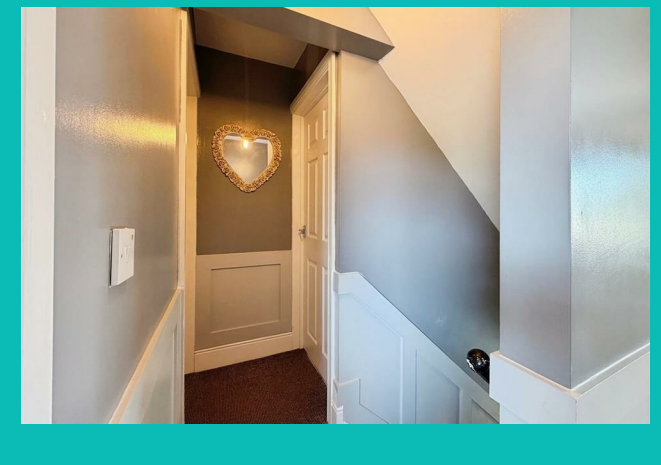
Local Authority – Newark & Sherwood

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 913.50 sq ft

Tenure – Freehold





Total area: approx. 84.9 sq. metres (913.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.

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		EU Directive 2002/91/EC	

Current: 70, Potential: 84

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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