



Asgard Avenue  
Warsop Mansfield

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### Property Description

Set within a sought-after residential development, this attractive three-bedroom, three-storey home enjoys a convenient position close to everyday amenities, reputable schools and excellent transport connections. Designed with modern living in mind, the spacious layout offers flexibility ideal for growing families or those working from home.

The property opens into a welcoming hallway which leads to a useful ground-floor study, illuminated by a front-facing window. To the rear is a stylish open-plan kitchen, dining and family area, fitted with coordinating wall and base units, generous work surfaces and plenty of space for entertaining. French doors provide direct access to the garden, creating a seamless indoor-outdoor flow. A sleek ground-floor WC completes this level.

On the first floor, a central landing gives access to a bright and versatile living room, currently arranged as a bedroom, alongside the principal bedroom which benefits from a modern en-suite shower room.

The second floor hosts two further well-sized bedrooms and a contemporary family bathroom, finished with a clean white suite, tasteful tiling and quality fittings to create a calm, relaxing space.

Outside, the enclosed rear garden features a paved seating area, offering a private spot for outdoor enjoyment. To the front, a driveway with Ev charging point, provides off-road parking, adding everyday practicality.

Early viewing is advised!



### Entrance Hall

Entered via a UPVC front door, the entrance hall features vinyl flooring, a wall-mounted radiator, useful storage cupboard and houses the boiler, providing a practical and welcoming first impression.

### Cloakroom / Wc

Situated on the ground floor, the cloakroom is fitted with a ceramic low-level WC and wash hand basin. Finished with vinyl flooring and a wall-mounted radiator for comfort.

### Study

A versatile ground-floor study, ideal for home working, featuring carpeted flooring, a double-glazed window to the front elevation and a wall-mounted radiator.

### Kitchen / Diner / Family Room

Located on the ground floor, this spacious open-plan room is fitted with matching wall and base units, tiled splashbacks and vinyl flooring. Appliances include an inset stainless steel sink with drainer, integrated dishwasher, fridge-freezer, washing machine, electric oven and hob with cooker hood. Additional benefits include understairs storage, wall-mounted radiator and UPVC double-glazed French doors opening onto the rear garden.

### First Floor Landing

Carpeted landing providing access to first-floor accommodation, with a wall-mounted radiator.

### Lounge

Positioned on the first floor and currently used as a bedroom, the lounge features carpeted flooring, a double-glazed window to the front elevation and a wall-mounted radiator.

### Bedroom One

Located on the first floor, this well-proportioned main bedroom benefits from carpeted flooring, a double-glazed window to the rear, a wall-mounted radiator and access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a ceramic WC and wash hand basin, walk-in shower, tiled splashbacks and vinyl flooring. Additional features include a shaving point, wall-mounted radiator and an opaque double-glazed window to the side elevation.

### Second Floor Landing

Carpeted landing with a wall-mounted radiator and access to the loft space.

### Bedroom Two

Situated on the second floor, this bedroom features carpeted flooring, a double-glazed rear skylight window and a wall-mounted radiator.

### Bedroom Three

Also located on the second floor, the room offers carpeted flooring, a double-glazed window to the front, wall-mounted radiator and useful over-stairs storage.

### Bathroom

The second-floor family bathroom is fitted with a bath with shower over, ceramic WC and wash hand basin. Finished with vinyl flooring, tiled splashbacks, wall-mounted radiator and an opaque double-glazed window to the side.

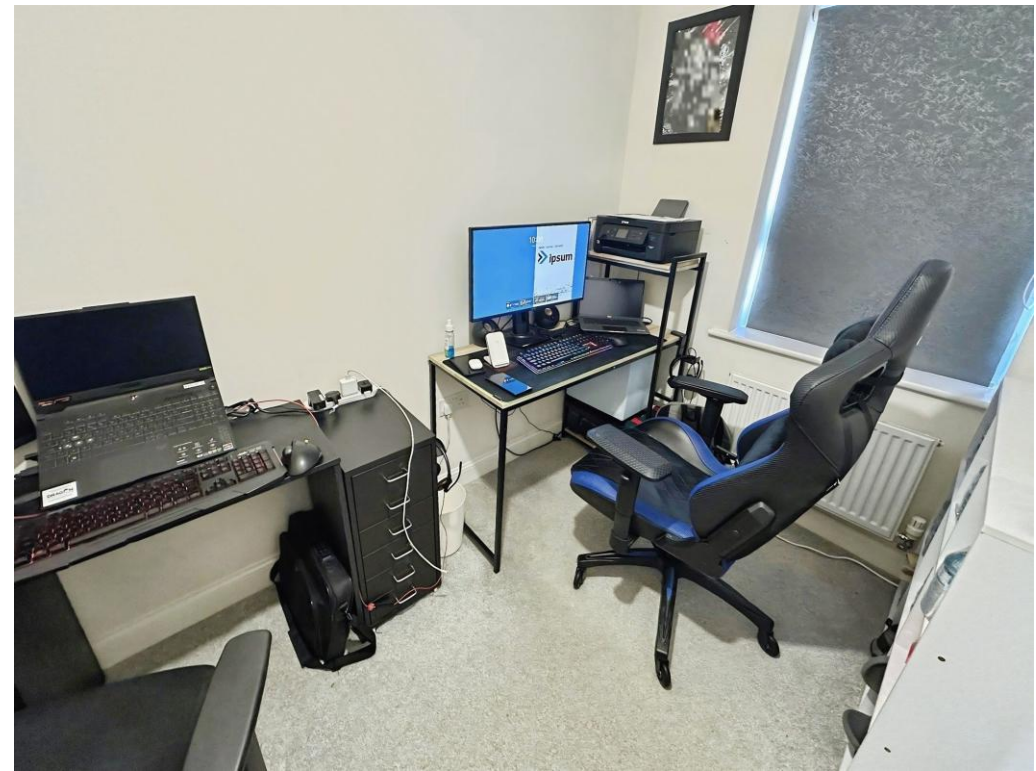
### Loft Space

Accessed via a ladder hatch; unboarded and offering useful storage potential.

### Externals

To the front of the property, a driveway provides generous off-road parking and EV charging point.

To the rear is a private, enclosed garden featuring a lawned area and paved patio, creating an ideal space for outdoor relaxation and entertaining.







To view this property please contact Burchell Edwards on

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EPC Rating: B    Council Tax  
Band: B

Tenure: Freehold

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