# OFFERS OVER £210,000

Morven Avenue, Mansfield
Woodhouse, Mansfield,

Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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"A beautiful example of a well-maintained and thoughtfully refurbished family home, this much-loved property has been lovingly cared for and offers a warm, welcoming environment for its next owners to enjoy and create many more cherished memories."

Luke, Senior Valuer

## A HOME THAT'S SURE TO IMPRESS

***From the moment you arrive, this home continues to impress, revealing more and more to offer as you step inside.***

Having been thoughtfully refurbished and well cared for over the years, no detail has been overlooked. Offering an abundance of space throughout, this is the ideal forever family home—simply move in, unpack, and start enjoying everything it has to offer.

# THE FINER DETAILS

***A thoughtfully refurbished four-bedroom semi-detached home offering generous living space throughout, including two reception rooms, a utility room, a contemporary family bathroom, and a spacious rear garden with summer house, all finished to a high standard and well suited to modern family living.***

A welcoming hallway leads into a charming lounge featuring a bay window and log burner, while the heart of the home is the impressive kitchen/diner with folding doors opening into a bright conservatory. From here, French doors provide direct access to the rear garden, with further access to a useful utility room and ground floor WC completing the downstairs layout.

To the first floor, a central landing gives access to three well-proportioned bedrooms and a contemporary four-piece family bathroom. Bedrooms one and two both benefit from built-in wardrobes, providing excellent storage.

The second floor offers a versatile loft room with skylight, ideal as a home office, guest space or hobby room.

Externally, the rear garden is arranged over two levels, featuring a paved patio area accessed directly from the conservatory, leading to a landscaped garden with astroturf, decked seating area and a summer house positioned at the far end. To the front, the property is set behind a low wall with a gravel frontage and an open porch providing a welcoming entrance.

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The Scarecrows' Wedding
Tara & Tyrone
Stuck in the Mud
DINOSAUR ROOPED
STREET FOOTBALL
Tom Fletcher & Dougie Poynter
ZOO
A Squash and a Squeeze
DINOSAUR ROOPED
SURVIVOR WAR GAMES

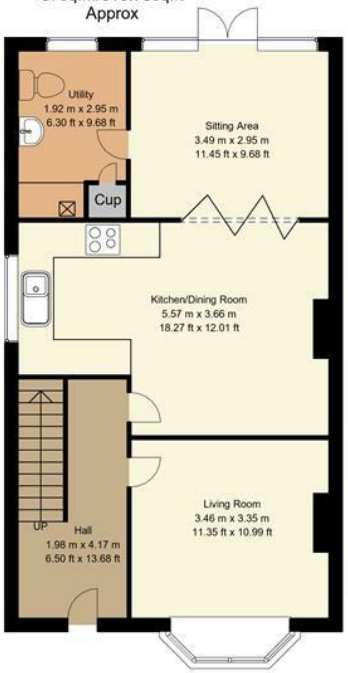
# LIFE IN MANSFIELD WOODHOUSE

***Mansfield Woodhouse balances small-town charm with superb connectivity.***

The historic centre features beautiful stone buildings and medieval roots, creating a welcoming atmosphere.
Manor Park offers excellent green space for relaxation and hosting lively community events like the annual Party in the Park. Active local libraries and community centres provide regular social hubs and workshops right on your doorstep.
The high street simplifies daily life with independent shops, traditional pubs, and accessible health clinics.
For schools, the area is well-served by strong local primary and secondary options.

Crucially, the town boasts its own railway station on the Robin Hood Line, offering direct hourly trains to Nottingham and Mansfield. Reliable local bus routes and quick road access to the M1 make commuting effortless.

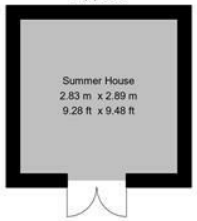
Ground Floor
57sq.m/610.78sq.ft
Approx




First Floor
44sq.m/488.40sq.ft
Approx

RIR
16sq.m/177.32sq.ft
Approx

Summer House
9sq.m/102.10sq.ft
Approx

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# Key Features

**Fully refurbished four-bedroom family home**

Great flow throughout the ground floor

Modern family bathroom with shower

Two-tier garden with summer house

Great links, schools and amenities

Approximate Size
1377 Sq. ft

Energy Performance Certificate
Pending

Council Tax Band
A

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Exceptional homes deserve
exceptional representation.

## Let's Chat.

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