



Offers Over £300,000 Freehold

76 KINGSLEY AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8JG

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SUNSHINE, SPACE AND STYLE...Situated in a sought-after location in Mansfield Woodhouse, this beautifully presented modern family home offers generous living space throughout. Boasting four bedrooms, a detached layout, a spacious garage, this property is perfect for growing families looking for comfort, style, and functionality.

On the ground floor, you're welcomed by a spacious entrance hall leading to a large living room featuring a stylish media wall, perfect for family relaxation. The open-plan kitchen and dining area is the heart of the home, finished with modern fittings, panelled feature walls, and flooded with natural light. A separate utility area with surrounding windows adds practicality, while a downstairs WC and a storage cupboard complete the ground floor.

Upstairs, the home offers four well-proportioned bedrooms, including a master bedroom with an en-suite shower room. A modern family bathroom serves the remaining bedrooms, ideal for busy mornings or unwinding at the end of the day.

Outside, the property continues to impress with a large rear garden featuring a laid-to-lawn area, patio, and a charming pergola—perfect for entertaining or relaxing. To the front, a spacious driveway provides ample off-road parking and leads to the integral garage.

Call now to arrange a viewing!





Hall

Hallway leading into ground floor rooms.

Living Room 18'1" x 11'0"

Carpeted flooring with central heating radiator, a built in media wall and box window to the front elevation along with a separate arched window.

Kitchen/Dining Room 18'1" x 21'10"

Step into this beautifully presented open-plan space, featuring laminate flooring and modern feature ceilings enhanced by sleek spotlights. The spacious kitchen boasts matching cabinets, ample worktop space, and a full suite of integrated appliances, perfect for both everyday living and entertaining. A central heating radiator ensures comfort year-round.

The dining area offers ample room for your desired dining furniture and is enhanced by a stunning panelled feature wall, adding character and a touch of elegance to the space.

Flooded with natural light, large patio doors open to the rear elevation, seamlessly connecting the indoors with outdoor living—ideal for family gatherings or relaxed evenings.

Utility 9'4" x 8'5"

Utility area with surrounding windows, worktop space, space for appliances.

WC

Low flush WC and hand wash basin.

Landing

Landing leading to the first floor.

Bedroom One 9'7" x 10'10"

Carpeted master bedroom with built in wardrobes, central heating radiator, a box window to the front elevation and access to its own en suite.

En Suite

Three piece en suite with shower, hand wash basin and low flush WC.

Bedroom Two 9'1" x 10'11"

Carpeted bedroom with central heating radiator, window to the rear elevation.

Bedroom Three 6'5" x 10'10"

Laminate flooring, central heating radiator, ideal for use of an office/ wardrobe room, window to the front elevation.

Bedroom Four 9'1" x 7'11"

Laminate bedroom with central heating radiator, window to the rear elevation.

Bathroom 5'6" x 6'4"

Three piece suite with bath and shower over, hand wash basin and low flush wash.

Garage 7'4" x 24'2"

Garage with ample space for vehicles/storage.

Outside

Outside, you'll find a spacious garden ideal for families and entertaining. It features a generous laid-to-lawn area, a large patio space perfect for outdoor dining, and a charming pergola—an inviting spot to relax or host guests in style.





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. Specially 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		
EU Directive 2002/91/EC		

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