



Offers Over £290,000 Freehold

18 KING GEORGE V AVENUE | | MANSFIELD | NG18 4FR

BuckleyBrown
ESTATE AGENTS

MOVE-IN READY AND WAITING FOR YOU...

Situated in the highly sought-after Berry Hill area of Mansfield, this beautifully presented detached home offers spacious and versatile accommodation, ideal for modern family living. Perfectly positioned within an excellent school catchment area and close to a range of local amenities, as well as scenic walks, this property combines convenience with lifestyle.

Immaculately maintained by the current owners, the home is truly move-in ready and finished to an exceptional standard throughout. Upon entering, you are welcomed by a bright and spacious layout, including a generous lounge flooded with natural light from a bay window, and a separate dining room ideal for entertaining.

The heart of the home is the stylish kitchen/diner, offering ample storage, integrated cooking appliances, and space for a freestanding American-style fridge freezer. This space flows seamlessly into a light-filled conservatory, providing lovely views over the beautifully landscaped rear garden.

Additional ground floor benefits include a practical utility room, a modern WC, and a versatile office space, perfect for home working or adaptable to suit your needs.

To the first floor, the property boasts three well-proportioned bedrooms, including a spacious master bedroom with fitted wardrobes and a private en-suite. A modern family bathroom serves the remaining bedrooms.

Externally, the property continues to impress, with off-street parking via a private driveway to the front and a stunning rear garden designed for relaxation. Featuring a patio seating area, lawn, and a decked walkway over a tranquil pond, the garden offers a peaceful retreat while remaining low maintenance and secure.

This exceptional detached home is perfect for buyers seeking a high-quality, turn-key property in a prime residential location. Call the office now to arrange your viewing!





Entrance Hall
Allowing access to;

Dining Room 7'9" x 11'11"
A beautifully bright and spacious dining room featuring soft carpeted flooring, a central heating radiator, and a large window to the front elevation, allowing for plenty of natural light.

Lounge 11'8" x 12'4"
A generously sized living space, perfect for relaxing and entertaining. The lounge is flooded with natural light from a front-facing bay window and is finished with carpeted flooring and a central heating radiator.

Utility
A practical and convenient space, ideal for keeping household essentials organised and maintaining a tidy home.

WC
Located on the ground floor, this modern cloakroom comprises a low-level WC, pedestal wash hand basin, and a central heating radiator.

Kitchen/Diner 7'5" x 11'6"
A beautifully presented and well-appointed kitchen, featuring a range of wall and base units with complementary work surfaces, an inset sink with drainer, and space for a freestanding American-style fridge freezer. The kitchen also benefits from a built-in cooker with electric hob and extractor hood. Finished with tiled flooring, a central heating radiator, a rear-facing window, and access through to the conservatory.

Conservatory 7'5" x 9'10"
With tiled flooring flowing seamlessly from the kitchen, this light-filled space offers lovely views of the garden and direct access to the rear, making it perfect for relaxing or entertaining. Benefits from the luxury of underfloor heating to enjoy all year round.

Office 7'5" x 9'9"
A versatile room currently used as a home office, offering flexibility to be adapted as a playroom, guest bedroom, or hobby space. Finished with wood-effect laminate flooring, a central heating radiator, and a window to the rear elevation.



Landing
Allowing access to;

Bedroom One 13'3" x 11'1"
A spacious and inviting master bedroom, filled with natural light from three front-facing windows. The room benefits from fitted wardrobes and access to a private en-suite. Finished with carpeted flooring and a central heating radiator for added comfort.

Ensuite 6'9" x 5'5"
Accessed via the master bedroom, this three-piece suite includes a shower cubicle, pedestal wash hand basin, and low-level WC. Complemented by partially tiled walls, wood-effect laminate flooring, a central heating radiator, and a front-facing window.

Bedroom Two 9'2" x 12'6"
A further well-proportioned double bedroom featuring fitted wardrobes, carpeted flooring, a central heating radiator, and a window to the rear elevation.

Bedroom Three 10'10" x 8'0"
The third bedroom offers wood-effect laminate flooring, a central heating radiator, and a window overlooking the rear elevation.

Bathroom 7'8" x 5'1"
A well-appointed family bathroom comprising a three-piece suite, including a fitted bath with shower over, pedestal wash hand basin, and low-level WC. Additional features include a central heating radiator and a window to the side elevation.

Outside
To the front of the property is convenient off-street parking provided by a private driveway. To the rear, a beautifully landscaped garden creates a tranquil outdoor retreat, featuring a patio seating area, a well-maintained lawn, and a decked walkway over a peaceful pond. The garden is fully enclosed with surrounding fencing, offering both privacy and security.





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 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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			
		70	77

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