



£240,000

FELTON AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8UB

**BuckleyBrown**  
ESTATE AGENTS



## MOVE IN READY!...

Step inside this stunning family home, perfectly situated in the desirable area of Mansfield Woodhouse. Finished in a sleek, modern style with a neutral colour palette throughout, this property effortlessly combines comfort and sophistication from the moment you arrive. Let's take a look inside...

The ground floor offers a versatile front living space that can be tailored to your lifestyle—whether that be a snug lounge, a home office, or even a playroom. The real showstopper is the expansive open-plan living and dining area that flows seamlessly into a bright conservatory, creating a light-filled space that's perfect for both relaxing and entertaining. The contemporary kitchen is fully equipped and perfect all your culinary needs, and there's the added benefit of a stylish downstairs WC.

Upstairs, the home continues to impress with three generously sized double bedrooms, all featuring fitted wardrobes for a streamlined, clutter-free feel. The master bedroom enjoys the added luxury of a private en suite, while the additional bedrooms are served by a family bathroom conveniently located off the landing.

Outside, the property doesn't disappoint. A large paved driveway at the front offers plenty of off-street parking, while the rear garden provides a peaceful retreat with a well-maintained lawn, a charming patio seating area, and a secure fenced boundary for added privacy and peace of mind.

Ideal for families, professionals, or anyone seeking a home that's ready to enjoy from day one, call today to arrange your viewing!





#### Hall

With access to;

#### WC

Fitted with a hand wash basin, low flush WC and a window to the front.

#### Living Room 8'0" x 14'8"

Versatile reception room with carpeted flooring, central heating radiator and a window to the front elevation.

#### Living Room 8'0" x 14'8"

Spacious reception area with carpeted flooring, central heating radiator, archway through to the dining room and a window to the front.

#### Dining Room 8'0" x 11'3"

Carpeted flooring, central heating radiator and ample space for your desired

furnishings. An opening through to the conservatory.

#### Conservatory 8'0" x 9'4"

Bright and airy space with surrounding windows and patio doors to the side elevation.

#### Kitchen 7'1" x 11'3"

Complete with a range of high gloss wall and base cabinets, an inset sink with drainer, integrated appliances and a window to the rear. Further fitted with an external door to the side.

#### Landing

Window to the side, fitted cupboard and leading access into;

#### Bedroom One 8'4" x 12'1"

Carpeted flooring, central heating radiator,

built in wardrobes and a window to the rear. Added luxury of an en suite facility.

#### En Suite 4'5" x 8'4"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

#### Bedroom Two 9'1" x 9'5"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.

#### Bedroom Three 7'0" x 8'8"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear.

#### Bathroom 6'2" x 7'0"

Three piece family suite comprising of a hand wash basin, low flush WC and a bath. Window to the front elevation.

#### Outside

Generous sized paved driveway to the front of the property, allowing for secure off road parking. The rear garden boasts a patio seating area, well maintained lawn and fence surround.









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. Specifically 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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