



£260,000 Freehold

17 ST. PETERS AVENUE | CHURCH WARSOP | MANSFIELD | NG20 0RZ

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ESTATE AGENTS



\*\*\* NO CHAIN AND NEW ROOF INSTALLED \*\*\*

### WHERE COMFORT MEETS STYLE...

This beautifully presented detached home is located in the desirable village of Church Warsop, offering modern living in a convenient and well-connected location. With its contemporary style and thoughtful layout, this property is perfectly suited for families, couples, or first-time buyers searching for a home they can move straight into.

Stepping inside, the ground floor welcomes you with a spacious and inviting living room, ideal for relaxing after a long day. To the rear is a stylish open-plan kitchen and dining room, creating the perfect hub of the home for family meals and entertaining guests. There's also a large utility room providing additional storage and laundry space, plus the benefit of a handy downstairs WC.

Upstairs, you'll find three generously sized bedrooms, each offering plenty of space and versatility, along with a modern family bathroom fitted with a bath — a great space for unwinding.

The outside space is just as impressive. To the front, the property enjoys a large driveway, garage, and a neatly maintained lawned garden, providing excellent kerb appeal. To the rear, you'll discover a low-maintenance artificial lawn and a stunning decking area, perfect for outdoor dining, summer entertaining, or simply relaxing in the sunshine.





#### Hall

Hallway leading into the property.

#### Kitchen 10'4" x 10'2"

Matching cabinets with ample worktop space above, space for appliances, an inset sink, central heating radiators and a window to the front elevation.

#### Dining Room 9'1" x 10'2"

Open plan dining area with ample space for your desired dining furniture and patio doors leading into the rear garden.

#### Living Room 13'3" x 11'10"

Carpeted living room with central heating radiator, feature fireplace and window to the front elevation.

#### Utility 7'8" x 9'10"

Utility room with plenty of storage.

#### WC

Low flush WC with hand wash basin.

#### Landing

Landing leading up to first floor.

#### Bedroom One 10'9" x 11'9"

Spacious carpeted bedroom with central heating radiator, built in wardrobe and window to the front elevation.

#### Bedroom Two 12'7" x 8'5"

Spacious carpeted bedroom with central heating radiator, built in wardrobe and window to the rear elevation.

#### Bedroom Three 9'0" x 8'0"

Spacious carpeted bedroom with central heating radiator, window to the front elevation.



#### Bathroom 6'10" x 5'6"

Three piece family bathroom with bath and shower over, low flush WC and hand wash basin.

#### Storage

Small garage with storage space.

#### Outside

Large driveway to the front elevation with space for 4 cars, lawn area to the right. To the rear elevation is an impressive space with a decking area and a low maintenance artificial lawn.





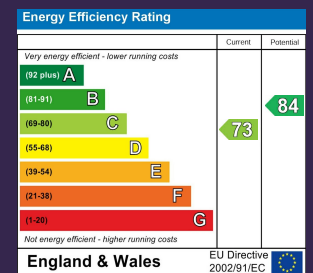




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. 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.



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