



Guide Price £250,000 Freehold

55 SANDHURST AVENUE | | MANSFIELD | NG18 4BS

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £250,000 - £260,000

STYLISH FAMILY LIVING. Situated on the highly regarded Sandhurst Avenue in Mansfield, this well-presented semi-detached home offers an excellent combination of space, comfort, and everyday convenience, making it an ideal choice for families and those looking to establish themselves in a welcoming residential area. With a range of local amenities just a stone's throw away.

Upon entering, you are greeted by a bright and spacious living room offering the perfect for both relaxing evenings and entertaining guests, with an abundance of natural light enhancing the warm and homely feel. The property is maintained to a good standard throughout, allowing a buyer to move straight in while still offering the opportunity to personalise and add value over time. To the rear, the open plan kitchen/dining room is well laid out with ample worktop and storage space and french doors opening to the rear creating a practical and sociable environment for cooking and family meals.

The first floor hosts three generously sized bedrooms, each offering comfortable accommodation and flexibility for a growing family. One of these rooms benefits from the convenience of built in wardrobes. A modern family bathroom serves the home, fitted with contemporary fixtures and designed for both style and convenience.

Externally, the property enjoys an expansive well kept lawned garden with a patio seating area, providing a private and enclosed outdoor space ideal for children to play, gardening enthusiasts, or hosting gatherings during the warmer months. The semi-detached position offers a pleasant sense of privacy while still being part of a friendly and established neighbourhood. Not to mention there is a private paved driveway allowing for secure off road parking all year round.

Call now to book a viewing!





Hall

Laminate flooring, central heating radiator and leading access into;

Living Room 11'6" x 10'11"

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

Kitchen/Dining Room 18'0" x 12'11"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Further space and plumbing for a washing machine and tumble dryer. The dining area offers ample space for all of your desired furnishings. Complemented by french doors opening onto the rear garden.

Landing

Window to the side and leading access into;

Bedroom One 11'8" x 12'11"

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

Bedroom Two 11'8" x 11'0"

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

Bedroom Three 6'1" x 7'6"

Laminate flooring, central heating radiator and a window to the front elevation.

Bathroom 6'1" x 8'9"

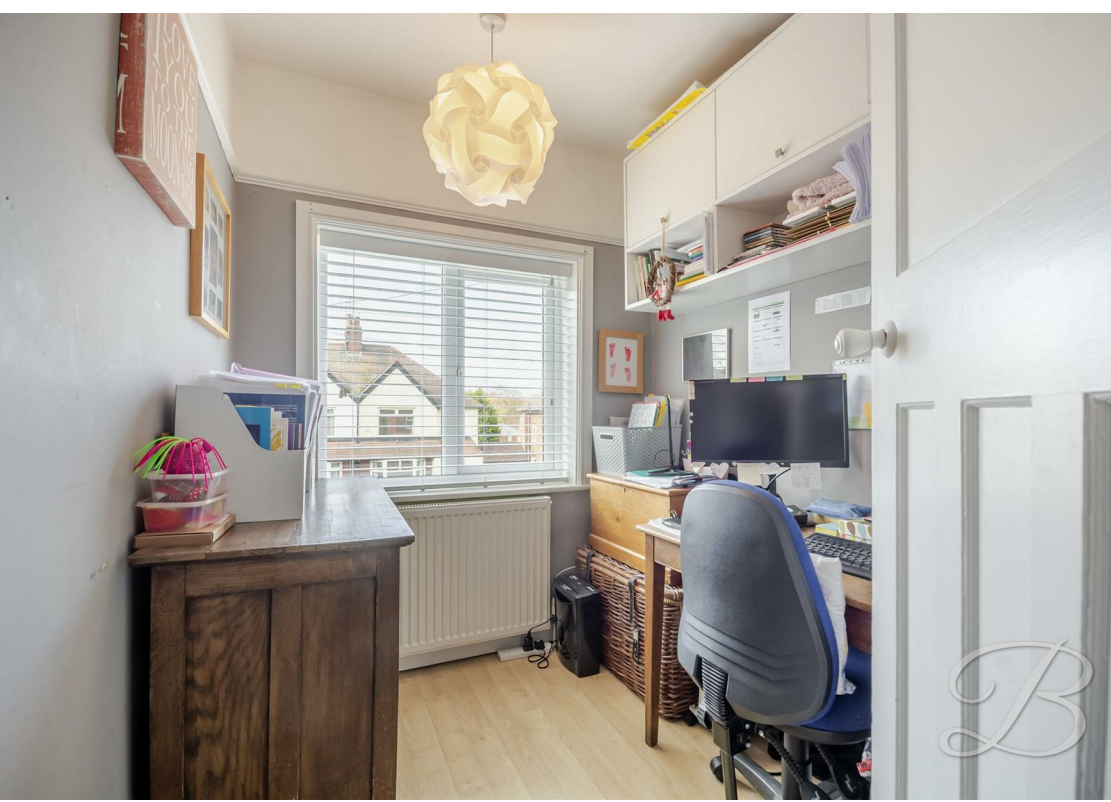
Modern three piece suite including a hand wash basin, low flush wc and a bath with an overhead shower for added convenience.

Cellar 17'11" x 10'7"

Excellent space which is highly versatile to utilise to your own desire.

Outside

Low maintenance frontage with a private paved driveway and a double gate leading down the side to the rear garden. The rear garden hosts an expansive lawn, newly laid patio 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 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.
CC Ltd ©2018

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		71	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

55 SANDHURST AVENUE
MANSFIELD
NG18 4BS



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

BuckleyBrown
ESTATE AGENTS

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.