



£325,000 Freehold

1 OAK AVENUE | MANSFIELD | NG18 2AP

BuckleyBrown
ESTATE AGENTS

STUNNING FAMILY HOME!... Nestled in the charming neighbourhood of Oak Avenue, Mansfield, this delightful semi-detached house offers the perfect home for families to move straight in. The area is known for its friendly community and proximity to local amenities, making it an ideal setting for families and professionals alike. With easy access to parks, schools, and shops, you will find everything you need just a stone's throw away. Let's see what's on offer...

As you step inside, you are greeted by two inviting reception rooms that exude warmth and character. The first room, perfect for entertaining guests, boasts ample natural light and a cosy atmosphere, while the second room offers a more intimate space for family gatherings or quiet evenings. The well-appointed kitchen, conveniently located nearby, is ready for your culinary adventures with high end appliances throughout. Complemented by patio doors opening to the rear garden.

Venturing upstairs, you will discover three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom is spacious and bright, providing a serene environment for restful nights. The additional bedrooms are versatile, perfect for children, guests, or even a home office. The family bathroom, thoughtfully designed with a four piece suite completes this level, ensuring that all your needs are met.

Outside, the property features a charming garden that invites you to enjoy the fresh air and sunshine. The outdoor space is perfect for children to play, or for hosting summer barbecues with friends and family. With a driveway providing off-street parking, this home combines practicality with a lovely outdoor setting.

Call now to make this your forever home!





Porch

Windows to the front and further access into;

Hall

Main hallway with further access into;

Living Room 10'8" x 12'1"

Spacious reception room with a feature fireplace and patio doors opening onto the rear garden.

Sitting Room 11'5" x 10'0"

Reception room with a cosy feature fireplace and a window to the front.

Kitchen 8'0" x 16'9"

Modern kitchen complete with a range of high end wall and base cabinetry, inset sink with drainer, integrated appliances, a window to the side and patio doors opening to the rear elevation.

Landing

Window to the side and leading access into;

Bedroom One 11'5" x 10'0"

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

Bedroom Two 12'3" x 10'5"

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

Bedroom Three 12'3" x 6'2"

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

Bathroom 8'0" x 7'6"

Four piece suite comprising of a hand wash basin, low flush WC, bath and a separate shower. window to the rear.



Garage 8'11" x 19'1"

Single garage accessible from the front with a window and an external door to the rear.

Outside

Low maintenance frontage with a large paved driveway and a garage allowing a wealth of natural daylight to flow through. The rear garden has been beautifully landscaped with an artificial lawn, patio seating, decorative plants 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. Specifically 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		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

1 OAK AVENUE
MANSFIELD
NG18 2AP



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

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.

BuckleyBrown
ESTATE AGENTS