

£250,000 Freehold

GRANBY HOUSE GARDEN AVENUE | SHIREBROOK | MANSFIELD | NG20 8JH

BuckleyBrown ESTATE AGENTS

BIG, BRIGHT HOME WITH LOTS OF POSSIBILITIES. Sitting on the charming Garden Avenue in Shirebrook, Mansfield, this detached house presents a unique opportunity for those looking to invest in a property with immense potential. While the home requires significant renovation, it offers a blank canvas for creative minds to transform it into a personalised haven.

Upon entering the ground floor, one is greeted by a welcoming porch that leads into a spacious hall. The dining room provides ample space for family gatherings, while the kitchen, though in need of modernisation, holds the promise of becoming a delightful culinary space. A sun room adds a touch of brightness, perfect for enjoying the garden views. Additionally, there is a convenient cupboard for storage and a WC for guests. The living room, with its generous proportions, offers a comfortable area for relaxation and entertainment.

Venturing to the first floor, the layout allows for the creation of inviting bedrooms and a family bathroom, providing the opportunity to design a restful retreat tailored to your needs. The potential for reconfiguration and enhancement is vast, making it an exciting prospect for any buyer.

Outside, the property boasts a garden space that, with some effort, could be transformed into a lovely outdoor area for leisure and enjoyment. Although the house requires a considerable amount of work, it is brimming with potential, allowing you to make it truly your own. This is an exceptional chance to invest in a property that can be shaped to reflect your personal style and preferences.









Porch
Porch area leading to;

Hall
spacious hallway with access to;

Living Room 13'9" x 13'1"
This large living area features carpeted flooring, a central heating radiator, and a charming feature fireplace. A box window to the front elevation floods the room with natural light, creating a welcoming atmosphere. With its generous proportions, this space has the potential to become the heart of the home.

Kitchen 13'9" x 12'0"
Featuring spacious flooring and matching cabinets with ample worktop space, this kitchen is both functional and stylish. Wooden cladding on the walls adds warmth, while an inset sink, central heating radiator, and a window to the side elevation enhance practicality. Convenient access to the sunroom makes it perfect for indoor-outdoor living.

Dining Room 12'5" x 12'0"
Dining room with ample space for your desired dining furniture. Window to the side and rear elevation.

Sun Room 10'5" x 14'11"
Sun room with with surrounding windows and door into the rear garden.

Cupboard
Spacious cupboard for storage.

WC
Low flush WC and hand wash basin.

Landing
Landing leading to first floor bedrooms.

Bedroom One 13'9" x 13'1"
A spacious master suite, featuring carpeted flooring, a central heating radiator, and a window to the front elevation that fills the room with natural light. Perfect as a relaxing retreat at the heart of the home.

Bedroom Two 13'9" x 11'11"
A comfortable and well-proportioned bedroom featuring carpeted flooring, a central heating radiator, and a window to the rear elevation, providing a peaceful outlook and plenty of natural light.

Bedroom Three 8'8" x 8'6"
A versatile bedroom with carpeted flooring, a central heating radiator, and a window to the front elevation. Ideal as a nursery, dressing room, or home office, offering flexible space to suit your needs.

Bathroom 12'5" x 12'3"
A four-piece suite comprising a low-flush WC, hand wash basin, shower, and bath, complete with a built-in cupboard. With a window to the rear elevation, this space has the potential to become a gorgeous bathroom, though it does require updating and refurbishment.

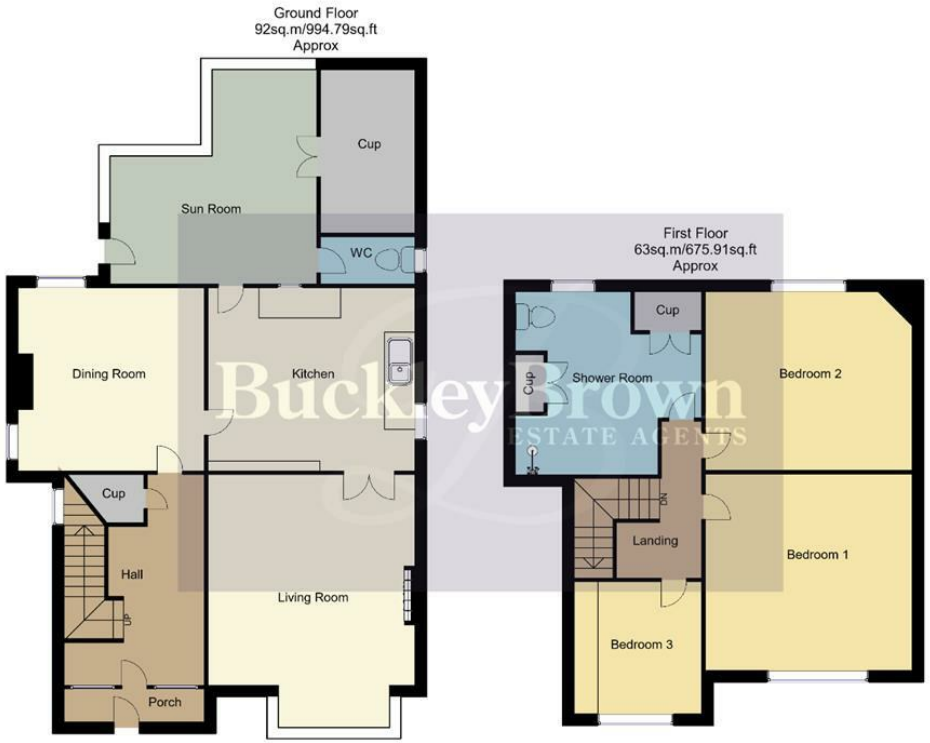
Outside
To the front, a spacious driveway provides parking for multiple vehicles alongside a lawn area. The rear features a generous lawn with excellent potential to create a stunning outdoor space, perfect for summer entertaining, though it would benefit from some upkeep and care.



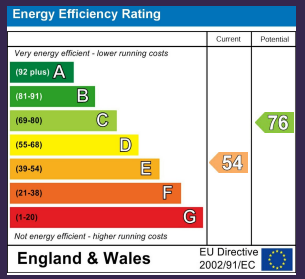








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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