



Guide Price £325,000 Freehold

16 FRANK AVENUE | | MANSFIELD | NG18 5EL

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £325,000-£350,000

TOO GOOD TO MISS!..This beautifully updated four bedroom detached home offers a superb ready-to-move-into opportunity, combining generous living space with a versatile layout ideal for modern family life.

Situated in a sought-after location on the edge of the town centre, the property enjoys easy access to local amenities while maintaining a sense of privacy and space.

Inside, the home is bright and well-presented throughout. Multiple reception areas provide flexibility, including a main living room with a charming bay window and an additional sitting area. The well-appointed kitchen features a range of matching units, offering ample storage and workspace, and leads into a dining room with attractive solid oak flooring—perfect for family meals and entertaining.

A highly adaptable office/playroom offers further flexibility and could serve as an additional bedroom if required. A ground floor W/C adds convenience, while the patio area offers potential for further enhancement.

Upstairs, there are three well-proportioned bedrooms, all finished to a high standard. The principal bedroom benefits from a dressing area with fitted wardrobes, creating a practical and stylish retreat. A modern family bathroom completes the first floor, featuring a contemporary four-piece suite.

Externally, the property boasts strong kerb appeal, with a private driveway providing ample off-street parking, an integral garage, and an electric car charging point. The well-maintained gardens feature mature shrubs, trees, and hedging, offering privacy and a pleasant outdoor space.

A fantastic opportunity to acquire a spacious, well-designed home ready to enjoy from day one.





Porch
With storage cupboard and access to;

WC
Complete with low flush WC and opaque window to the side elevation

Reception 11'8" x 13'6"
Housing the stairs to first floor accommodation and giving access too;

Kitchen 13'2" x 8'4"
Complete with a range of matching cabinetry with work surface over, inset sink and drainer with mixer tap and tiled splash back. There is space for freestanding cooker extractor hood over, space and plumbing for other essential appliances and a window to front elevation. There is also a central heating radiator and tiled flooring.

Living Room 10'10" x 12'10"
Complete with a lovely bay window to front elevation, carpet flooring and central heating radiator.

Dining Room 11'8" x 8'9"
Complete with solid oak wood flooring, central heating radiator and patio doors leading outside to the patio area.

Play Room/ Office 11'0" x 11'0"
Offering plenty of space and versatility to be used to your own advantage. With internal access to the garage.

First Floor Landing
With carpet to flooring, central heating radiator and access to;



Bedroom One 12'2" x 12'6"
With carpet to flooring, dressing area with fitted wardrobes, central heating radiator and window to the front elevation.

Bedroom Two 12'4" x 10'10"
With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Three 9'2" x 12'9"
With carpet to flooring, central heating radiator and window to the side elevation.

Bedroom Four 10'3" x 8'4"
With carpet to flooring, storage cupboard, central heating radiator and window to the side elevation.

Bathroom 8'3" x 8'4"
Complete with a four piece suite

comprising of a free standing bath, shower cubicle, low flush WC and hand wash basin. The room benefits from partly tiled walls, herring bone style flooring, central heating radiator and window to front elevation.

Garage 5'11" x 11'0"

Outside
Featuring a private driveway to the front of the property, allowing space for ample offstreet parking. There's also an integral garage and electric car charger. You'll find a wonderful garden to the front and side of the property with well-maintained lawn, mature shrubs, trees and hedging which provides a great degree of privacy.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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