



£560,000 Freehold

65 KINGSLEY AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8JG

BuckleyBrown
ESTATE AGENTS

STYLED TO PERFECTION!... Situated in the desirable Kingsley Avenue, Mansfield Woodhouse, this charming detached house combines character with comfort. The neighbourhood is renowned for its friendly community and convenient amenities, making it an ideal choice for families and professionals alike. Don't miss the opportunity to view this lovely home—lets show you around!

As you step inside, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor boasts a generous living room, bathed in natural light, featuring a gas fireplace for cosy nights in. Seamlessly connecting to a dining area that overlooks the garden, perfect for family meals. Next door is a modern open plan kitchen/diner complete with all essential appliances to cater to your everyday needs. Complemented by two sets of bi-folding doors bringing the outside inside along with access to a handy utility room and your very own at home bar. Finally, there is a convenient downstairs WC.

Venturing upstairs, you will discover four well-proportioned bedrooms, each offering a peaceful retreat. The master bedroom is particularly impressive, featuring an en-suite bathroom for added privacy. The additional bedrooms are equally inviting, with plenty of space for furnishings and personal touches. A family bathroom, complete with modern fixtures, serves the upper floor, ensuring comfort for all.

Outside, the property boasts a beautifully maintained garden, perfect for outdoor gatherings or simply enjoying the fresh air. A decking area provides an ideal spot for al fresco dining, while the lush lawn offers ample space for children to play. The driveway accommodates gated off-road parking, adding to the convenience of this splendid home. This property truly encapsulates the essence of family living in a sought-after location, making it a must-see for prospective buyers.

Call now to book your viewing & make this your forever home!





Entrance Hallway

Spacious entrance hallway with windows to the front and further access into;

WC 6'5" x 6'6"

Fitted with a low flush WC, hand wash basin and a window to the front elevation.

Living Room 11'7" x 25'7"

Expansive reception room with plush carpet flooring, central heating radiator and a box window to the front. Stunning brick feature wall which sets back the gas fireplace, with windows either side.

Dining Room 11'7" x 13'6"

Bright and airy reception room offering a versatile space for sit down meals and entertaining. Surrounding windows along with a skylight.

Kitchen/Living Room 22'8" x 20'11"

Matching high-gloss kitchen cabinets with ample

worktop space, integrated appliances including an oven and microwave, an electric hob, and an inset sink. Tiled flooring throughout, complemented by spotlights. A breakfast bar opens into the living space. Bi-fold doors lead to the rear, opening into a living room area with space for furniture, which in turn leads into the bar area featuring an inset sink overlooking the living space.

Bar 11'5" x 13'8"

Bar area with space for furniture, featuring a built-in bar and windows to the rear elevation.

Utility

Matching cupboards with worktops, an inset sink, a window to the front elevation, and access to the side.

Landing

Landing with plush carpeted flooring and glass staircase panels, providing access to all first-floor rooms.



Bedroom One 11'6" x 10'9"

Spacious bedroom with carpeted flooring, a built-in wardrobe, a central heating radiator, and access to its own en-suite. Window to the front elevation.

En Suite 9'3" x 6'11"

Spacious en-suite featuring a large shower cubicle, surrounding cabinets with a hand wash basin, a low-flush WC, and a window to the front elevation.

Bedroom Two 11'6" x 10'9"

Spacious carpeted bedroom with central heating radiator and window to the rear elevation.

Bedroom Three 12'1" x 7'3"

Spacious carpeted bedroom with central heating radiator and window to the rear elevation.

Bedroom Four 10'0" x 10'10"

Spacious carpeted bedroom with central heating radiator and window to the rear elevation.

Bathroom 6'10" x 10'1"

Impressive three-piece suite comprising a bath, a low-flush WC, and a hand wash basin, all set against stylish tiled surroundings. Window to the front elevation.

Outside

Spacious paved driveway providing ample parking for multiple cars, leading to a garage with additional storage space. To the rear, a generous lawned garden offers plenty of outdoor space for recreation, while a surrounding decking area creates an ideal setting for entertaining or relaxing. The garden is private and well-maintained, with room for seating, dining, or planting.





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			
(55-68) D		61	72
(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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