



**19 Beaumont Avenue,
Mansfield, Nottinghamshire NG18 3LF**

£230,000

GROUND FLOOR

LOUNGE

13'6" x 10'6" (4.14m x 3.21m)

Having Bay window to the front elevation allowing plenty of natural light. The space offers room for a range of seating and includes a feature fireplace. Fitted carpet, radiator, and neutral décor throughout. With double doors providing access to..

KITCHEN/DINER

16'5" x 11'6" (5.02m x 3.51m)

Having windows to the rear and side elevations, a spacious open-plan kitchen and dining area fitted with a range of wall and base units with worktop over and integrated appliances including Electric oven and induction hob. Ample space for a dining table, making it ideal for everyday use and entertaining. Door providing access to the rear, with wood-effect flooring and recessed ceiling spotlights throughout.

UTILITY ROOM

5'9" x 5'1" (1.77m x 1.55m)

Fitted with worktop space and plumbing for a washing machine, with additional space for appliances. Open access through to the kitchen/dining area, and pocket door leading through to the DWC with wood-effect flooring and neutral décor.

DOWNSTAIRS WC

4'5" x 3'7" (1.35m x 1.11m)

Having window to the rear elevation fitted with a low level WC and hand wash basin set within a vanity unit, housing for boiler and finished with tiled flooring and neutral décor.

FIRST FLOOR

BATHROOM

6'9" x 6'7"m (2.08m x 2.03mm)

Spacious and well-appointed bathroom having window to the rear elevation , fitted with a paneled bath with shower over and glass screen, hand wash basin set within a vanity unit, and low-level WC. Fully clad walls and tiled flooring, recessed ceiling spotlights, heated towel rail.

BEDROOM ONE

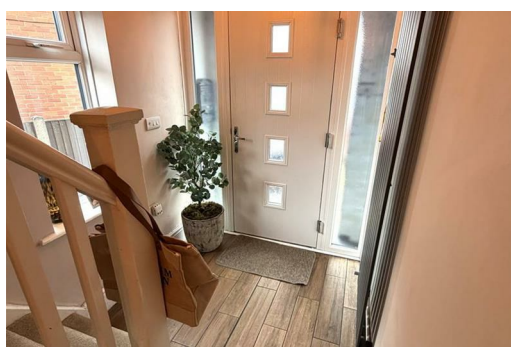
11'8" x 10'7" (3.56m x 3.23m)

Having window to the rear elevation, a well-proportioned double bedroom. Finished with a fitted carpet, radiator, and neutral décor complemented by a feature wall.

BEDROOM TWO

11'6" x 10'2" (3.53m x 3.11m)

Having window to the front elevation, a well-proportioned double bedroom, finished with neutral décor, and carpet flooring.



BEDROOM THREE

6'9" x 5'7" (2.07m x 1.72m)

Having window to the front elevation, The space benefits from neutral décor and fitted carpet, ample space is available for bedroom furniture or a home office setup, making this an ideal additional bedroom, nursery, or dressing room.

OUTSIDE

Externally, the property truly stands out with a substantial rear garden, mainly laid to lawn, offering excellent space for families and outdoor enjoyment. A patio area with pergola provides the perfect setting for outdoor dining and relaxing during the warmer months.

Council Tax Band: B (Mansfield District Council)





Total Area: 94.3 m² ... 1015 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	79
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	

