

LANSDOWNE AVENUE I I MANSFIELD I NG18 4QJ

BuckleyBrown
ESTATE AGENTS

SPACE, STYLE AND QUALITY! We are sure you will be just as excited as we were to take a look at this marvellous four bedroom, detached home. This property offers all you can ask for and more! Boasting a spacious plot in the sought-after area of Berry Hill, only a short distance from well regarded schools, amenities and the town centre. Not only does this striking bungalow stand proud with kerb appeal, it also offers a driveway to the front allowing off-street parking, integral garage and a fabulous landscaped garden to the rear which has been presented to a great standard, making this a firm favourite for families!

The kitchen certainly ticks all the boxes with its abundance of room on offer and modern fixtures and fittings. Comprised of contemporary wall and base units and integrated appliances adding a fantastic finish. The open plan layout works perfectly here too, flowing seamlessly to the living room/ dining area, where you'll find a stunning log burner as the main focal point and French doors leading wonderfully outside. There is even a handy utility room with plumbing for appliances and ample storage space. As well as a delightful conservatory with surrounding windows providing a lovely view of the garden. Just next door is the living room which has been decorated in a neutral colour palette, creating a bright and airy setting for you to relax in.

As you move further, you'll be greeted by five versatile bedrooms, which have all been presented to a high standard. Featuring decorative panelling and the luxury of an en-suite facility. In addition there is a beautiful bathroom off from the hallway.

With a gravelled driveway to the front providing off-road parking. Along with CCTV and a car charging point. There is a beautifully landscaped garden to the rear with a raised patio seating area with glass balustrade surround and modern floor tiles. Boasting the perfect spot for alfresco dining!









Entrance Hallway
Spacious hallway with an oak front door, laminate flooring, fitted door mat and handy storage cupboards. As well as central heating radiator, loft hatch and access to;

Living Room 13'10" x 15'9"
With carpet to flooring, central heating radiator, down lights and a window to the rear elevation.

Kitchen 8'11" x 15'0"
Fitted with gloss wall and base units, work surface, ceramic hob, splash back, extractor fan and an inset sink with a mixer tap above. There is a range of integrated appliances including a double oven, microwave oven, warming drawer and dishwasher. Together with down lights, laminate flooring, vertical central heating radiator, double windows and door leading into conservatory.

Utility 5'1" x 9'0"
Fitted with gloss cabinets and units, work surface, space and plumbing for washing machine and tumble dryer.

Living Room/Diner 15'0" x 17'1"
With three modern central heating radiators, down lights, laminate flooring, log burner and French doors leading out to the rear garden.

Conservatory
With surrounding windows and door leading outside.

Bedroom One 11'11" x 14'11"
With carpet to flooring, central heating radiator, down lights and window to the front elevation.

Bedroom Two 11'10" x 12'10"
With carpet to flooring, decorative panelling, central heating radiator, down lights, window to the front elevation and access to an en-suite facility.

En-Suite 5'4" x 8'5"
Complete with an enclosed shower, pedestal sink, low flush WC, floor tiles and an opaque window to the front elevation.

Bedroom Three 10'10" x 11'4"
With carpet to flooring, central heating radiator, decorative panelling, down lights and a window to the side elevation.

Bedroom Four 9'8" x 9'8"
With laminate flooring, central heating radiator, fitted wardrobe, down lights and a window to the side elevation.

Garage Conversion 6'4" x 9'8"
With carpet to flooring, central heating radiator and a window to the side elevation.

Bathroom 5'10" x 9'8"
Fitted with a panelled bath, low flush WC, wash hand basin with vanity storage, down lights, enclosed shower and an opaque window to the side elevation.

Outside
With a gravelled driveway to the front elevation providing off-street parking for multiple vehicles.Along with CCTV and car charging point. There is a beautifully landscaped garden to the rear with a raised patio seating area with glass balustrade and modern floor tiles. Together with a hot tub area, bar and maintained lawn.





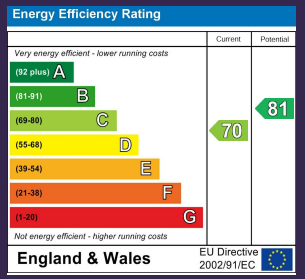




Ground Floor
179 Sq.m/ 1926 Sq.ft
Approx.



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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