





30 St. Edmunds Avenue, Mansfield Woodhouse £195,000 Freehold

MODERN EXTENDED KITCHEN/BREAKFAST ROOM • EXTENDED STYLISH SEMI DETACHED • SOUGHT AFTER RESIDENTIAL LOCATION • CLOSE TO A PLETHORA OF LOCAL AMENITIES • THREE BEDROOMS & LOVELY FAMILY BATHROOM • VIEWING ESSENTIAL, EPC RATING: D















How to find the property

Take the Woodhouse Road A60 out of Mansfield past the Black Bull public house then turn left onto Morven Avenue, staying to the right which becomes then Mansfield Road, continue onto Church Hill and then turn left onto St Edmunds Avenue and the property is on the left hand side and can be identified by our for sale board.

Ground Floor

Entrance Hall

The entrance hall is accessed via a modern composite door to the front of the property. It features a central heating radiator and laminate flooring, giving the space a clean and practical finish. Internal doors lead to the lounge and dining room, with stairs rising to the first floor. The ceiling also boasts decorative coving, which enhances the welcoming feel of this entrance space.

Living Room

Dimensions: 4.34m maximum into bay x 3.48m (14'3" maximum into bay x 11'5"). A stylish and modern room, the lounge is neutrally decorated, setting the tone for the rest of the home. A large UPVC double glazed bay window to the front aspect allows plenty of natural light to fill the room. The space is perfect for relaxing in the evening, with coving to the ceiling, a central heating radiator, TV point, and power outlets.

Dining Room

Dimensions: 3.96m x 3.76m (13' x 12'4"). This generously sized dining room can comfortably seat 6 to 8 people, making it an ideal space for family meals or entertaining guests. The room benefits from a UPVC double glazed window overlooking the rear aspect, a central heating radiator, and power points. An internal door leads seamlessly into the kitchen for convenience.

Kitchen

Dimensions: 5.11m x 2.59m (16'9" x 8'6"). Installed approximately two years ago, the modern and stylish kitcher offers a comprehensive range of wall and base units with integrated appliances, including a fridge and freezer. The square-edged work surface houses a one-and-a-half bowl sink and drainer unit with a mixer tap and four ring electric hob. There is also a double oven, along with space and plumbing for both a washing machine and tumble dryer. Spotlights illuminate the kitchen, and a UPVC double glazed window to the side aspect provides natural light, open access is also gained into the extended breakfast room.

Breakfast Room

Dimensions: 3.10m x 2.11m (10'2" x 6'11"). An extended and well thought out addition to the property, the breakfast room is currently set up as a second sitting area, offering versatility and another space to relax. A skylight window brings in natural light, and UPVC double glazed doors lead out to the

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First Floor

Bedroom No. 1

Dimensions: 4.70m x 3.91m maximum (15'5" x 12'10" maximum). This spacious double bedroom is beautifully decorated and enjoys plenty of natural light from two UPVC double glazed windows to the front aspect. It also features a central heating radiator and power points, providing comfort and convenience.

Bedroom No. 2

Dimensions: 3.96m x 2.95m (13' x 9'8"). Another well-proportioned double bedroom, Bedroom 2 features a UPVC double glazed window overlooking the rear garden, central heating radiator, and power points, offering ample space for relaxation.

Bedroom No. 3

Dimensions: 2.59m x 2.16m (8'6" x 7'1"). Enjoying views of the rear garden through a UPVC double glazed window, Bedroom 3 is a cosy yet functional room. It features a central heating radiator and power points and can be used as either a bedroom or a home office, depending on your needs.

Bathroom

The bathroom is a modern three-piece suite consisting of a low-flush WC, a pedestal sink with a mixer tap and tiled splash back, and a panelled bath with a mains-fed rainfall shower above. The bath area is tiled, and a glazed shower screen provides a sleek finish. Additional features include spotlights to the ceiling, a chrome heated towel rail, and a UPVC double glazed window for natural light.

Outside

The front of the property is bordered by a brick wall, with a low-maintenance frontage. Two pedestrian gates lead to a path that runs alongside the property, with further gated access to the rear garden. The rear garden offers a sunken patio area, ideal for seating and entertaining, along with a spacious lawn that is perfect for children to play. The garden is enclosed by timber fence boundaries, providing a degree of privacy and security.

Additional information

The property has been extended to the rear and has all relevant paperwork.

Tenure: Freehold

Council Tax Band: E

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.











