



## 11 Beckett Avenue, Mansfield

£220,000 Freehold

DRIVEWAY & GARAGE • EXTENDED SEMI-DETACHED HOME • THREE WELL PROPORTIONED BEDROOMS • EARLY VIEWING HIGHLY RECOMMENDED • EPC RATING: D

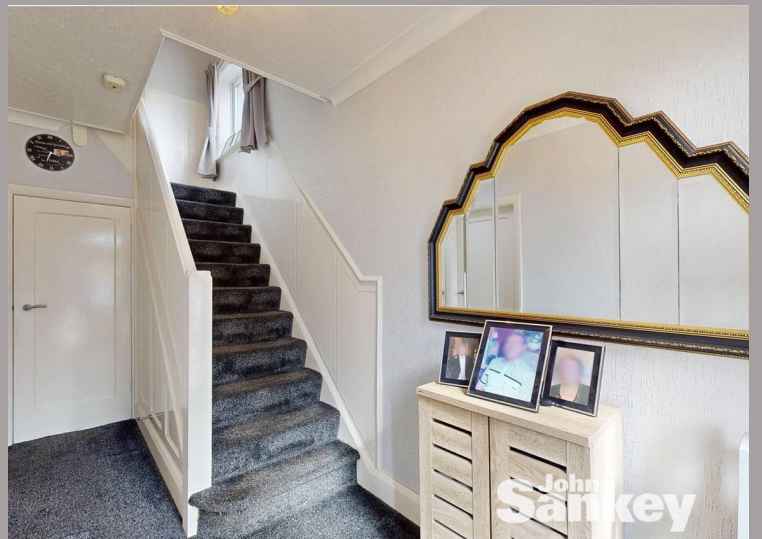


41 Albert Street, Mansfield, NG18 6AN  
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**John Sankey**









## How to find the property

Take the Chesterfield Road South out of Mansfield to the traffic lights by the Rufford Arms public house, turn left at the traffic lights into Abbott Road and then take a left into Beckett Avenue, the property is then located on the left hand side clearly marked by one of our signboards.

## Ground Floor

### Entrance Hall

Dimensions: 4.27m maximum x 1.78m (14' maximum x 5'10").

Accessed via a uPVC double glazed door and is very spacious and leads to all of the downstairs accommodation, there is also a central heating radiator and coving to the ceiling.

### Reception Room/ Second Living Room

Dimensions: 3.86m x 3.63m maximum into bay (12'8" x 11'11" max.

Having a uPVC double glazed bay window to the front of the property and is currently set up as a home office so does provide versatility whether that be for a second lounge, study or dining room, there is an electric fire centrepiece which sits as the central feature, laminate floor covering, central heating radiator and power points.

### Living Room

Dimensions: 4.22m x 3.43m (13'10" x 11'3").

Benefits from a coal effect gas fire which sits as a central feature along with an adam style fire surround, there are television and power points, central heating radiators and uPVC double glazed french doors provide views and access out the rear garden and plenty of natural light to the room.

### Kitchen

Dimensions: 4.67m maximum x 2.21m (15'4" maximum x 7'3"). The extended kitchen offers plenty of modern wall and base units with integral appliances including a fridge and freezer, a roll edge work surface houses a one and a half bowl sink and drainer unit with a four ring gas hob with extractor above and oven beneath, there are complimentary tiled splashbacks, spotlights to the ceiling, a useful under stair cupboard provides storage space, there is a uPVC double glazed window providing natural light to the room and views out to the rear garden and a uPVC door leads into the utility area.

### Utility Room

Dimensions: 3.48m maximum x 2.31m (11'5" maximum x 7'7"). A very useful space providing storage for white goods including space and plumbing for a washing machine, space for a condensing tumble dryer and further space for an extra fridge and freezer should you require, there is a work surface, central heating radiator and spotlights to the ceiling. Internal doors lead to the downstairs w.c. and integral garage and a rear door leads out to the garden

### W.C.

Dimensions: 1.17m x 0.94m (3'10" x 3'1"). A very useful addition especially if you are outside entertaining comprising of a low flush w.c. and spotlights to the ceiling.

### Garage:

The garage has an up and over door, power, lighting and integral access into the utility.

## First Floor

### Bedroom No. 1

Dimensions: 4.22m x 3.43m (13'10" x 11'3"). A lovely sized double bedroom with a uPVC double glazed window to the front aspect providing natural light to the room, there is a central heating radiator and power points.

### Bedroom No. 2

Dimensions: 3.43m x 2.97m (11'3" x 9'9"). Another good sized double bedroom in our opinion with a uPVC double glazed window to the rear aspect overlooking the garden, central heating radiator and power points.

### Bedroom No. 3

Dimensions: 2.62m x 2.21m (8'7" x 7'3"). This generous sized third bedroom offers versatility whether it be utilised as a bedroom, a home office or dressing room depending on your requirements and needs, there is a uPVC double glazed window to the front aspect, central heating radiator and power points.

### Bathroom

Dimensions: 2.21m x 2.03m (7'3" x 6'8"). Comprises briefly of a three piece suite offering a low flush w.c., a pedestal sink with a mixer tap and panelled bath with an electric shower over and fitted glazed shower screen, there is complimentary tiling to the walls, a chrome heated towel rail along with a central heating radiator providing comfort, a uPVC double glazed window to the side aspect provides natural light and there are spotlights to the ceiling.

## Outside

The front has a driveway providing parking comfortably for three vehicles and access to the main entrance door. The rear garden is a blank canvas for anybody with a keen eye and would create a fantastic outdoor space with a little bit of vision for entertaining on those summer evenings or for children to play.

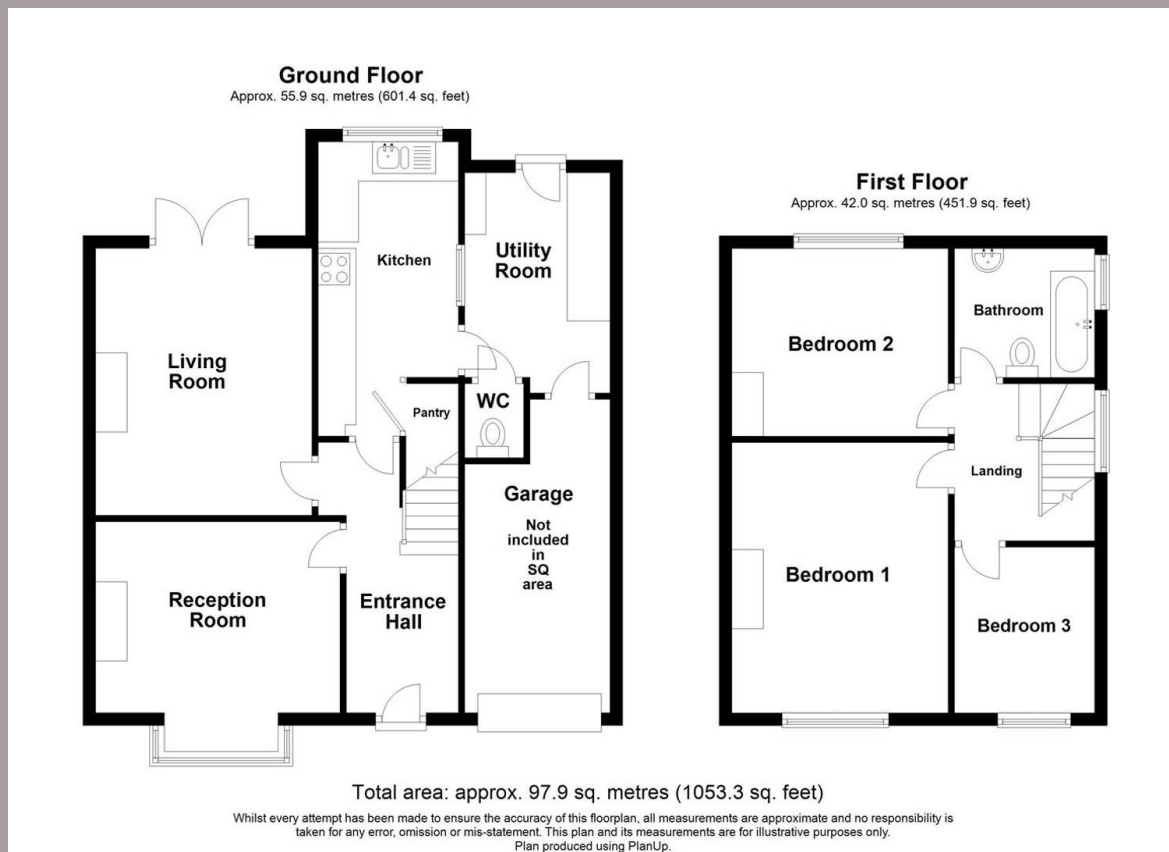
## Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

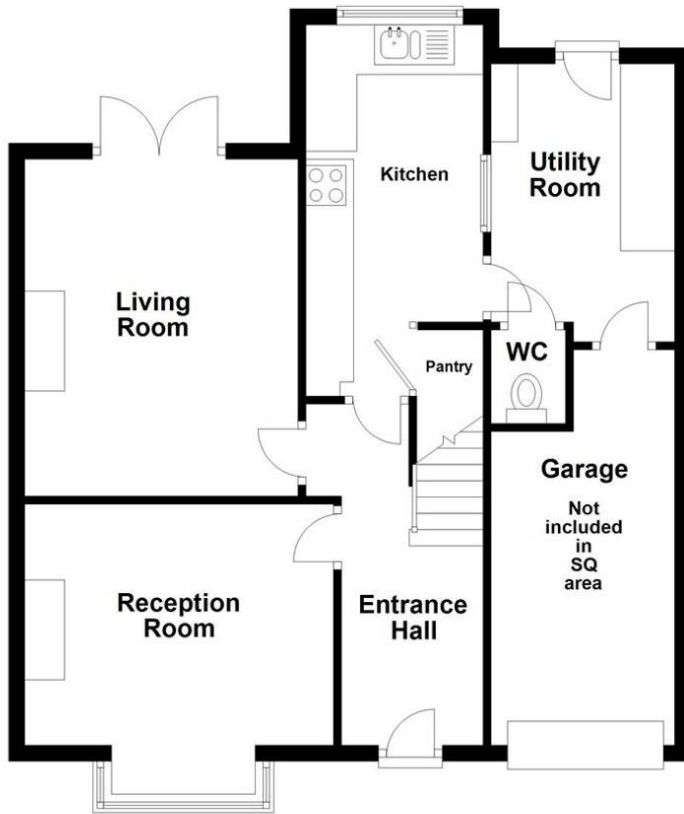
This property is also conveniently located behind the Rufford Arms Public House.





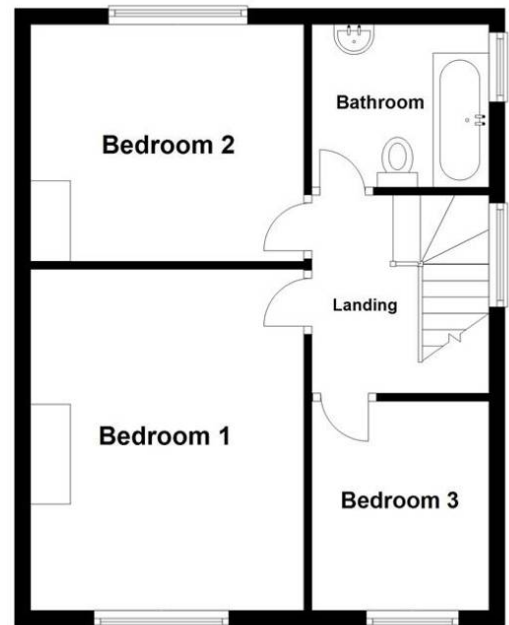
### Ground Floor

Approx. 55.9 sq. metres (601.4 sq. feet)



### First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 97.9 sq. metres (1053.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
Plan produced using PlanUp.

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