





2a Edgar Avenue, Mansfield £240,000 Freehold

SPACIOUS THREE BEDROOM DETACHED HOME • TWO RECEPTION ROOMS & CONSERVATORY • LOVELY CORNER PLOT WITH DRIVE & GARAGE • CLOSE TO ALL THE AMENITIES OF MANSFIELD • EARL VIEWING HIGHLY RECOMMENDED, EPC RATING: D















How To Find The Property

Take the Woodhouse Road A60 out of Mansfield, before turning right onto Edgar Avenue. The property is located immediately on the right, occupying a corner position, clearly marketed by one of our sign boards.

Entrance Hall

The property welcomes you through a UPVC double glazed front door, followed by a charming stained glass featured door that leads into the main entrance hall. The hallway boasts elegant wooden flooring, complementing the panelled staircase that ascends to the first floor. A UPVC double glazed window to the side aspect floods the space with natural light. The hallway includes a handy storage cupboard under the stairs, central heating radiator, and beautifully crafted deep skirting boards. Internal doors lead to the lounge, dining room, and kitchen.

Living Room

15' 6" x 11' 3" (4.72m x 3.43m)

The lounge is a bright and spacious room, benefitting from dual aspect UPVC double glazed windows fitted with stylish shutter blinds. The feature panelled wall adds character, while the wooden floorboards enhance the traditional feel of the space. The room includes a central heating radiator, TV point, and ample power points, making it a perfect spot for relaxation.

Dining Room

14' 0" x 10' 10" (4.27m x 3.30m)

This generous dining room comfortably accommodates 8-10 people, making it ideal for hosting gatherings. The room is centred around an eye-catching open-grate fire feature and is enhanced by the rich wooden floorboards and deep skirting boards. A UPVC double glazed window to the front aspect provides plenty of natural light, while the central heating radiator and power points add practicality.

Kitchen

11' 6" x 9' 11" (3.51m x 3.02m)

The kitchen features base units topped with a practical work surface, which houses a sink and drainer unit with a mixer tap. A four-ring electric hob with extractor fan above provides ample cooking space, while complementary tiled splash backs add practicality. An integral dishwasher offers convenience, and the walk-in pantry cupboard provides valuable additional storage and beautiful original tiles. UPVC double glazed windows ensure plenty of natural light floods the room.

Utility

8' 6" x 3' 0" (2.59m x 0.91m)

This practical space includes provisions for a washing machine and condensing tumble dryer. The room is fitted with tiled flooring and offers power points, ensuring it meets all your utility needs.

wc

The downstairs WC is equipped with a low-flush toilet, tiled flooring, and a UPVC double glazed window, providing a clean and convenient facility on the ground floor.

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Conservatory

14' 10" x 7' 5" (4.52m x 2.26m)

A delightful addition to the property, the fully UPVC double glazed conservatory offers views of and access to the rear garden. Equipped with tiled flooring, central heating radiator, and power points, this versatile room can be enjoyed all year round.

First Floor

Bedroom No 1

15' 9" x 11' 3" (4.80m x 3.43m)

A superb-sized master bedroom, featuring dual aspect UPVC double glazed windows with fitted blinds that allow plenty of natural light to flow through the room. The room is elegantly decorated, with modern finishes, deep skirting boards, a central heating radiator, and power points, making it an inviting and comfortable space.

Bedroom No 2

14' 0" x 10' 10" (4.27m x 3.30m)

Bedroom two is a spacious double bedroom that benefits from a UPVC double glazed window to the front aspect, central heating radiator, and power points. The room's size and brightness make it an appealing second bedroom.

Bedroom No 3

10' 4" x 9' 11" (3.15m x 3.02m)

Surprisingly spacious, bedroom three is another double bedroom with a UPVC double glazed window to the side aspect. The room includes deep skirting boards, a central heating radiator, and power points, making it a versatile space for family or guests.

Bathroom

The bathroom is fitted with a three-piece suite, comprising a low-flush WC, pedestal sink with a mixer tap, and a panelled bath with a electric shower overhead. Partly tiled walls add a touch of sophistication, while ceiling spotlights and a chrome heated towel rail enhance the room's contemporary feel. A UPVC double glazed window to the side aspect and tiled flooring complete this stylish and functional bathroom.

Outside

The front garden provides both privacy and curb appeal, thanks to the brick boundary wall and lawn. Mature trees add a touch of greenery, enhancing the serene atmosphere. A pathway leads to the main entrance door, creating a welcoming approach to the property. The rear garden is an ideal space for relaxation, entertaining guests, or a safe area for children to play. Enclosed by secure walled and fenced boundaries, this garden offers plenty of versatility. A spacious Indian sandstone–style patio is perfect for outdoor seating and dining, while the lawn provides additional room to enjoy. For those with a green thumb, there's ample space to potentially create an allotment area to grow your own produce. A shed is included in the property sale, offering practical storage. A gate at the bottom of the garden leads to the driveway and garage, adding convenience to this wonderful outdoor space.

Additional Information

Tenure: Freehold

Council Tax Band: C

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





