

43 White Rose Avenue, Mansfield

£300,000 Freehold

MODERN DETACHED HOME • FOUR BEDROOMS WITH MASTER EN-SUITE • TWO RECEPTION ROOMS & MODERN KITCHEN • NO UPWARD CHAIN, EPC RATING: C • EARLY VIEWING HIGHLY RECOMMENDED, POPULAR LOCATION



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**John Sankey** 50 YEARS



## How To Find The Property

Take the Southwell Road West out of Mansfield to the traffic lights at the brow of the hill by Fittapart. Continue straight ahead until turning right into King George V Avenue. At the round about take the first left continuing to the second round about turning right onto Black Rock Way. Take the first left on White Rose Avenue, the property is then located at the bottom of the road on the left, clearly marked by one of our sign boards.

## Entrance Hall

The entrance hall has stairs rising to the first floor and internal doors leading to the lounge, kitchen and downstairs WC.

## Downstairs WC

Low flush WC, wash hand basin.

## Living Room

18' 3" x 11' 2" (5.56m x 3.40m)

A generous size reception room with carpet flooring, UPVC double glazed bay window to front elevation offering natural light, central heating radiator and double doors leading to the dining room for seamless access.

## Dining Room

10' 2" x 8' 1" (3.10m x 2.46m)

Leading from the living room the dining room benefits from laminate flooring, central heating radiator and patio doors leading to the rear garden. A further door leads to the kitchen.

## Kitchen:

15' 10" x 11' 8" (4.83m x 3.56m)

Complete with a range of matching wall and base units with complimentary work surface over. Space for freestanding american style fridge freezer, corner sink and drainer with mixer tap over, integrated double oven with hob over and splash back, extractor fan over, integrated dishwasher, double glazed window to rear elevation and patio door leading out to the rear garden. Internal doors lead to the dining room, hall and integral garage.

## First Floor

### Bedroom No 1

12' 7" x 12' 2" (3.84m x 3.71m)

A generous double bedroom with double glazed bay window to front elevation offering natural light, built in wardrobes to one wall take care of storage, carpet flooring, storage cupboard, central heating radiator, carpet flooring and access to the en-suite.

### En-Suite

Complete with shower cubicle, low flush wc, pedestal sink unit, heated towel rail, neutral tiling to the floor and walls, double glazed window to front elevation.

### Bedroom No 2

10' 7" x 9' 8" (3.23m x 2.95m)

Double glazed window to the rear overlooks the garden, central heating radiator and power points.

### Bedroom No 3

12' 11" x 8' 2" (3.94m x 2.49m)

Another generous sized bedrooms with a double glazed window to the front aspect, central heating radiator and power points.

### Bedroom No 4/ Office

The fourth bedroom is versatile and is again a good size room in our opinion. This room could also be utilised as a home office depending on your requirements. Double glazed window to the rear aspect overlooks the garden, central heating radiator and power points.

## Bathroom

A modern three piece suite comprising of a low flush WC, pedestal sink unit, panelled bath with shower above. Tiling to the walls and floor, UPVC double glazed window to the rear aspect.

## Outside

The property has a driveway to the front providing off road parking for two cars and a lawn. Gated access to the side gives access to the rear garden and door to the garage which has an up & over door. The rear garden is ideal for entertaining or for children to play being mostly laid to lawn with patio area for seating and fenced boundaries.

## Additional Information

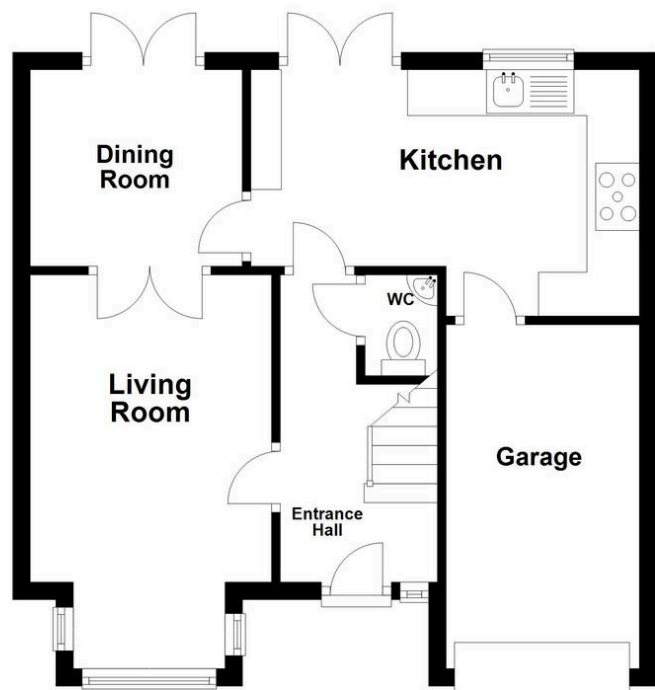
Tenure: Freehold

Council Tax Band: D

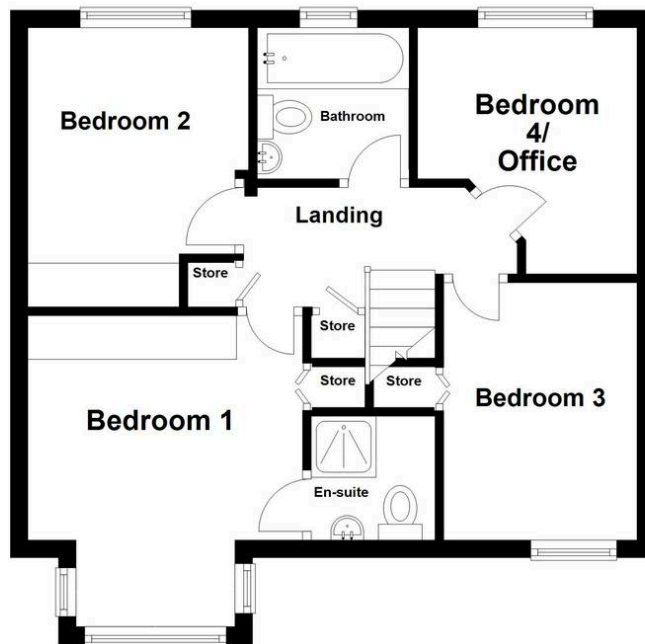
Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.



## Ground Floor



## First Floor



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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