



Felton Avenue, Mansfield Woodhouse Mansfield NG19 8UB

welcome to

Felton Avenue, Mansfield Woodhouse Mansfield

Occupying a generous plot in a popular area of Mansfield Woodhouse, this spacious detached family home offers flexible living accommodation, ample driveway parking and a beautifully maintained rear garden with field views. Ideally located close to local amenities, schools and transport links.



Felton Avenue, Mansfield Entrance Hall

A welcoming entrance hall with staircase rising to the first floor accommodation and access to the principal ground floor rooms.

Lounge

A spacious reception room featuring a front facing double glazed window, decorative coving to the ceiling, and a feature fireplace with surround. An attractive archway provides an open flow through to the dining room.

Dining Room

Ideal for family dining and entertaining, with patio doors opening into the conservatory, coving to the ceiling and a central heating radiator.

Kitchen

Fitted with a range of wall and base units complemented by work surfaces incorporating a stainless steel sink and drainer. Integrated oven with gas hob and extractor hood above, ceiling spotlights, central heating radiator and a rear facing double glazed window.

Utility Room

Useful additional space fitted with a work surface and plumbing for a washing machine. There is space for a fridge freezer and further under counter appliances, wall mounted boiler and a rear access door leading to the garden.

Cloakroom

Fitted with a low flush WC and wash hand basin. Complemented by tiled walls, a central heating radiator and a side facing double glazed window.

Conservatory

A bright and versatile living space enjoying side and rear facing double glazed windows and French doors providing direct access to the rear garden.

Snug

A cosy and flexible reception room with a front

facing double glazed window, decorative coving to the ceiling and access through to the office.

Office

Ideal for home working, featuring a side facing double glazed window and decorative coving to the ceiling.

Landing

Providing access to all first floor accommodation and benefiting from a useful airing cupboard.

Bedroom One

A generously sized double bedroom with a rear facing double glazed window, fitted wardrobes, central heating radiator and access to the en-suite shower room.

En-Suite

Appointed with a three piece suite comprising a shower cubicle, low flush WC and wash hand basin. Further benefiting from a central heating radiator and side facing double glazed window.

Bedroom Two

A well proportioned double bedroom featuring fitted wardrobes, a central heating radiator and a front facing double glazed window.

Bedroom Three

A comfortable bedroom with rear facing double glazed window and central heating radiator.

Family Bathroom

Fitted with a three piece suite comprising a panelled bath, low flush WC and wash hand basin. Further enhanced by a central heating radiator and front facing double glazed window.

Exterior

The property is set back from the road behind a generous driveway providing ample off street parking, alongside a well maintained lawned garden and access to the garage.

A delightful and established rear garden featuring spacious paved seating areas, a well-kept lawn, mature trees and shrubs, an ornamental pond and raised planting beds. The garden enjoys an attractive outlook over neighbouring fields to the rear, creating a pleasant semi-rural feel.

Agents Notes:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/WKS116177



welcome to

Felton Avenue, Mansfield Woodhouse Mansfield

- Spacious Detached Family Home
- Principal Bedroom with En-Suite
- Generous Driveway & Garage
- Popular Mansfield Woodhouse Location
- Snug & Home Office

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£340,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WKS116177



Property Ref:
WKS116177 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 500505



Workshop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire,
S80 1JA



williamhbrown.co.uk