



**38 Cedar Avenue, Mansfield Woodhouse,  
Mansfield, Nottinghamshire NG19 8NJ**

**£170,000**

Tel: 0115 9680268



- Dual Aspect Living Room
- Neutral Shower Room
- Large Corner Plot
- Open Plan Dining Kitchen
- Three Bedrooms
- Spacious Semi Detached

A spacious three-bedroom, semi-detached house on a spectacular large corner plot offering what feels like unlimited potential. We welcome to the market this well-kept and well-loved family home which offers a staggering amount of scope & space for ultimate modernisation should you wish to do so. The home itself is already extremely versatile and spacious could easily be moved straight into but does also offer space for a large side extension subject to relevant planning consents if you are looking for even more than it already has to offer.

The spacious accommodation comprises an entrance hall which in turn opens into both the spacious dual aspect living room and the large open plan dining kitchen and a side porch offering a handy alternative entrance. To the first-floor landing there are three bedrooms including two doubles and a neutral shower room alongside a separate WC.

Externally, this property stands proudly on a large corner plot with plenty of space to the front, side and rear of the property having an initial large front garden which is securely enclosed, and majority laid to lawn with substantial borders stocked full of mature shrubs, plants and a central acer. To the side of the property there is a double gated entry which allows access onto a substantial driveway providing off road parking leading toward a further pair of double gates that open onto the rear elevation which has a patio area, garden storage sheds that will be included within the sale and a well-maintained lawn narrowing to the top of the garden.

#### **ENTRANCE HALL**

w: 1.57m x l: 1.35m (w: 5' 2" x l: 4' 5")

An entrance hall with doors opening into the living room and open plan dining kitchen with a radiator, ceiling light point and stairs rising to the first floor landing.

#### **LIVING ROOM**

w: 5.31m x l: 3.1m (w: 17' 5" x l: 10' 2")

A wonderfully well proportioned light and airy dual aspect living room with a central feature fireplace with wall mounted electric fire, two radiators, ceiling light, two wall light points, coving to ceiling and double glazed windows to the front and rear elevations.

#### **OPEN PLAN DINING KITCHEN**

w: 5.31m x l: 3.89m (w: 17' 5" x l: 12' 9")

A second large reception room offering plenty of scope to modernise which would create a truly spectacular open plan dining kitchen should you wish to. Currently the room is extremely well proportioned with a selection of fitted wall cupboards and base units with working surfaces over. Inset sink with drainer and chrome mixer tap. There is a free standing cooker, space for a fridge/freezer, plumbing for a washing machine. There is a radiator, ceiling light point and a double glazed windows to the front and rear elevation and a UPVC double glazed door opening into the side entrance porch with space for a chair and further double glazed windows and doors to all sides.

#### **FIRST FLOOR LANDING**

w: 2.59m x l: 1.65m (w: 8' 6" x l: 5' 5")

With a ceiling light point and a double glazed window to the rear elevation.

#### **BEDROOM ONE**

w: 3.89m x l: 3.4m (w: 12' 9" x l: 11' 2")

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

#### **BEDROOM TWO**

w: 3.45m x l: 3.1m (w: 11' 4" x l: 10' 2")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

#### **BEDROOM THREE**

w: 2.26m x l: 2.16m (w: 7' 5" x l: 7' 1")

A third bedroom with a radiator, ceiling light point, storage cupboard and a double glazed window to the rear elevation.

**SHOWER ROOM**

w: 2.03m x l: 1.65m (w: 6' 8" x l: 5' 5")

A neutral fully tiled shower room with a walk in double width shower with wall mounted shower, pedestal wash hand basin with chrome taps, ceiling light point and an obscure double glazed window to the rear elevation.

**SEPARATE WC**

w: 1.42m x l: 0.81m (w: 4' 8" x l: 2' 8")

With a low flush WC. There is also a ceiling light point and an obscure double glazed window to the rear elevation.

**OUTSIDE**

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**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

















Viewing by appointment only  
JMS Sales & Lettings  
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
Tel: 0115 9680268 Email: [enquiries@jmslettings.co.uk](mailto:enquiries@jmslettings.co.uk) Website: [www.jmslettings.co.uk](http://www.jmslettings.co.uk)

