



SADDLERS CLOSE | FOREST TOWN | MANSFIELD | NG19 0QG

BuckleyBrown
ESTATE AGENTS

***GUIDE PRICE £280,000-£290,000* HERE IT IS!...**There is definitely more than meets the eye with this wonderful four-bedroom detached house! Offering convenient off-street parking and located within the convenient area of Forest Town, local shops and amenities are only a short journey away!

The ground floor accommodation boasts an open plan living/dining room that is perfect for you to relax and enjoy sit down meals in. You'll find the neutral decor and feature fireplace give a warm and inviting feel. Completing the ground floor is a convenient WC. Through to the kitchen area comes complete with a range of units and cabinets with inset sink and worktop space for all those kitchen appliances, everything you need to cook meals for the family! The kitchen flows into a handy utility room with space for additional appliances and a useful storage cupboard. There is also a WC on the ground floor for added convenience.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to four well-sized bedrooms, with fitted wardrobes in the double rooms, one with an en-suite offering space and flexibility to add your own stamp. The bathroom is fitted with a panelled bath, WC and hand wash basin. Together with a window to the rear.

The outside space complements the property perfectly and presents a well-maintained and private rear garden with patio seating area, lawn and wonderful surrounding hedges. There is also a private driveway to the front of the property, providing space for handy off-road parking, along with a garage for added convenience. Like what you see? Call now to arrange a viewing!





Entrance Hall

With laminate flooring and central heating radiator, with access to;

WC

A low flush WC, hand wash basin and central heating radiator.

Living Room 11'8" x 16'10"

A feature fireplace with carpeted flooring, central heating radiator and window to front elevation.

Dining Room 8'6" x 11'8"

An archway entrance from the lounge, with carpeted flooring, central heating radiator and access to garden.

Kitchen 9'6" x 11'7"

Complete with matching cabinets and units,

work surface, inset sink, tiled flooring, central heating radiator and window to the rear elevation.

Utility 6'9" x 8'10"

With a work surface and space for appliances below, central heating radiator, storage cupboard and tiled flooring.

Landing 2'7" x 6'10"

With access to;

Bedroom One 11'5" x 11'10"

With built-in wardrobes, central heating radiator, an ensuite and window to front elevation.

Bedroom Two 8'2" x 14'6"

With built-in wardrobes, central heating radiator and window to rear elevation.



Bedroom Three 6'6" x 8'10"

With carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Four 6'5" x 8'10"

With carpeted flooring, central heating radiator and window to rear elevation.

Bathroom 6'5" x 6'10"

A three-piece suite that includes a panelled bath, wash hand basin, and low-flush WC.

En-suite 6'2" x 9'8"

Including a shower cubicle, hand wash basin, low flush WC and window to front elevation.

Garage 8'6" . x 17'10"

Attached to the property for extra storage space with access from the garden.

Outside

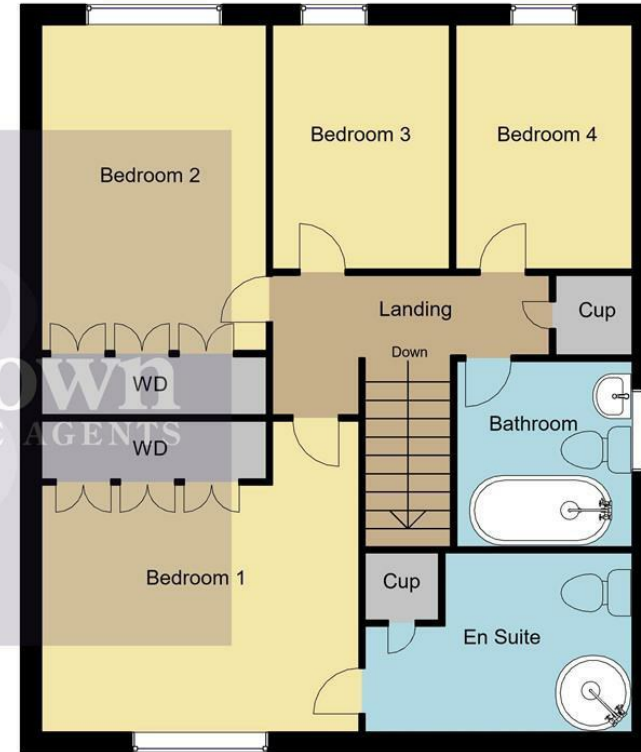
Featuring an enclosed garden to the rear with a well-maintained lawn. To the front of the property is a private driveway and garage, allowing space for both off-road parking and secure storage.



Ground Floor:
73Sq.MT/785.77Sq.FT
Approx.



First Floor:
56Sq.MT/602.78Sq.FT
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	81
England & Wales		EU Directive 2002/91/EC	

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