



22 POTTERS CORNER | FOREST TOWN | MANSFIELD | NG19 0FG

**BuckleyBrown**  
ESTATE AGENTS

MODERN AND STYLISH!...If you have been in search of a stunning four bedroom detached home with a great sense of space, wonderful layout throughout and quality fixtures and fittings, then the search is over! We've found the one for you! This home boasts kerb appeal and stands proudly in this convenient area, within close distance to primary and secondary schools, making it the dream home for a growing family!

Upon entry, you immediately fall in love with the welcoming entrance hallway which in turn leads nicely into the living room. The living room offers the perfect spot for relaxing with the family or inviting round guests. Not only that but this space is also complemented beautifully by a bay front window which floods through ample natural light. Just across from here is without a doubt one of our favourite features of this home, the kitchen! Complete with neutral shaker style cabinets and integrated appliances giving a sleek design. There are also down lights and patio doors which are ideal for those warm summer months. To further impress there is even a handy utility room and WC. Additionally you will find an under stairs cupboard which will lend itself perfectly for storing those coats and wellies at this time of the year.

The first floor presents a spacious landing which gives access to four versatile bedrooms which provide a brilliant blank canvas for you to add your own personal touch. You will certainly love that this property has the added luxury of modern fitted wardrobes in the master and an en-suite facility. Completing this floor there is a contemporary family bathroom which offers half tiling and a three piece suite in white. What more could you ask for?

Outside will tick that last box, featuring an integral garage and a resin driveway providing off-street parking for added convenience. There is an enclosed garden to the rear which benefits from a lovely patio area that will be appreciated when hosting.



## Entrance Hall

With stairs rising to the first floor, central heating radiator and a useful storage cupboard. Doors provide access into;

## Living Room 9'8" x 12'9"

With a bay window to the front elevation and a central heating radiator.

## Kitchen/Dining Room 8'4" x 21'6"

Fitted with a stunning range of shaker-style wall and base units with sink and drainer set into work surface. There are a range of integrated appliances including fridge/freezer, dishwasher, electric fan oven and gas hob with extractor hood over. There is ample space for a dining table and chairs making this the perfect space to entertain family and friends. With a window to the rear elevation, central heating radiator and french doors which provide access onto the rear garden for convenience.

## Utility Room 4'11" x 8'4"

There is space and plumbing for a washing machine. There is a door which provides access outside.

## Downstairs WC

Fitted with a low level WC and pedestal hand wash basin. With an opaque window

to the side elevation and a central heating radiator.

## Landing

There is a useful storage cupboard and a central heating radiator. Doors provide access into;

## Bedroom One 10'0" x 12'1"

With a window to the front elevation, central heating radiator and fitted wardrobe.

## En-suite 3'5" x 5'7"

Fitted with a three-piece suite comprising low level WC, pedestal hand wash basin and shower. With an opaque window to the front elevation and a central heating radiator.

## Bedroom Two 9'3" x 10'1"

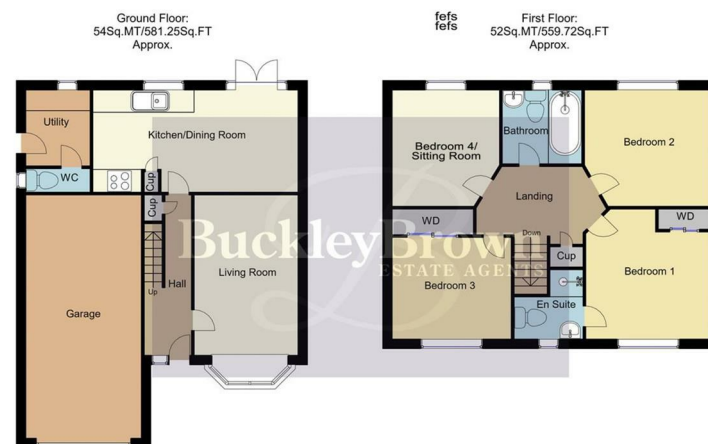
With a window to the rear elevation and a central heating radiator.

## Bedroom Three 9'6" x 9'10"

With a window to the front elevation, central heating radiator and fitted wardrobe.

## Bedroom Four/Sitting Room 8'7" x 9'3"

With a window to the rear elevation and a central heating radiator.



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 a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Lic 02018

## Bathroom 5'11" x 5'7"

Fitted with a three-piece suite in white comprising low level WV, pedestal hand wash basin and panelled bath with shower over. With an opaque window to the rear elevation and a central heating radiator.

## Outside

There is a driveway to the front which in turn provides access to the single garage, allowing for ample off-street parking. There is also an enclosed garden to the rear which is low maintenance and beautifully presented, featuring a patio area with the rest being mainly laid to lawn.

**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) <b>A</b>			93
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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