



POPLAR GROVE | FOREST TOWN | MANSFIELD | NG19 0HW

**BuckleyBrown**  
ESTATE AGENTS

GUIDE PRICE £500,000 - £525,000 WITH THE ADDITION OF AN ANNEXE!..

Nestled in the peaceful, picturesque area of Forest Town, this stunning four-bedroom bungalow is truly remarkable! Boasting a wonderfully spacious and modern internal layout, this property boasts a generous living space with the added bonus of a separate annexe offering versatile living! This is perfect for growing families looking for a place to call their own. Let's head inside..

Upon entry, you'll be greeted by an entrance hall with a cosy living room just to your right, offering a characterful wood burning stove and a large bay window, allowing plenty of natural light to fill the room. Just next door offers a fabulous dining area, with space for a large table and chairs. The live-in kitchen/diner boasts a range of attractive units, complemented by quartz work surfaces and a built-in breakfast bar. This room really is something special, with ample space for a dining room table. It doesn't stop here. Just around the corner, a second lounge area hosts bifold doors including calming views of the stunning garden.

From the inner hallway, the family bathroom comprises a beautiful and modern four-piece suite where you can enjoy unwinding after a long day. Moving further, there are four well-proportioned bedrooms, three including built-in wardrobe space, and the master with its own private ensuite. All of these bedrooms offer versatility to add your own stamp. Every room has been kept to an immaculate standard, this property is a credit to its owners!

This grand bungalow also hosts a modern annexe which really gives the wow factor! The ground floor provides a versatile living space with a shower room for added convenience, and an upstairs accommodating two rooms which have been decorated in a modern design with velux windows, allowing natural light to fill the whole floor.

Heading outside to the fabulous lawn which has been lovingly maintained, with a double garage and parking for an impressive 7 cars





**Hall**  
With access to;

**Living Room 10'2" x 16'10"**  
With bay window and wood burning stove.

**Dining Room 9'10" x 11'5"**  
With window to side elevation.

**Kitchen 9'8" x 12'4"**  
A range of cabinetry and quartz work surfaces over, with integrated appliances including dishwasher, washing machine, fridge and freezer.. With window and door to side elevation.

**Kitchen Living Room 14'5" x 15'2"**  
With dual aspect windows and bifold doors

to rear elevation. With under-floor heating and bifold doors.

**Bedroom One 12'1" x 12'5"**  
With a bay window to front elevation and built-in wardrobes and a private ensuite.

**Bedroom Two 10'10" x 12'5"**  
With a bay window to front elevation.

**Bedroom Three 8'0" x 12'1"**  
With window to rear elevation and built-in wardrobe space.

**Bedroom Four 8'2" x 10'10"**  
With window to rear elevation and built-in wardrobe space.

**Bathroom 6'0" x 9'10"**  
Including a four-piece suite, with window to side elevation.

**Living Room/Bar 14'5" x 20'9"**  
Including a bathroom and two french doors to rear elevation with side door access.

**Room One 15'2" x 18'4"**  
With skylights and window to rear elevation.

**Room Two 12'11" x 13'4"**  
With skylights and window to front elevation.

**Garage 18'4" x 20'9"**  
With windows to side elevation.

**Workshop 11'1" x 12'0"**  
With window to front elevation and side door access.

**Storage 10'8" x 12'0"**  
With window to rear elevation and side door access.

**Outside**  
Including a large, well-maintained lawn with an allotment, including a greenhouse and summer house. To the front hosts parking for multiple cars with a double garage.





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. Specially 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) <b>A</b>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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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