



SANDERLING WAY | | FOREST TOWN | NG19 0GL

BuckleyBrown
ESTATE AGENTS

BREATH-TAKING!!...We welcome you to this stunning five-bedroom detached house located in the charming area of Forest Town and only a short walking distance from local amenities and shops including Asda and Costa. This modern home was built in 2012 and boasts an impressive living space, perfect for any growing family. Let's take a look inside...

As you step inside, you are greeted by two spacious reception rooms, ideal for socialising or simply relaxing with your loved ones. The live-in kitchen offers a fantastic entertaining space and hosts a modern range of high gloss units and cabinetry with work surfaces over, and inset sink and integrated appliances. There is also ample space for a good-sized dining room table and chairs, not to mention the skylights and french doors allowing plenty of light to fill the room creating a pleasant atmosphere.

The property features three bathrooms, ensuring convenience for all family members during busy mornings. The highlight of this beautiful home is the five well-appointed bedrooms, offering ample space for rest and relaxation. The master bedroom comes with the added luxury of an ensuite bathroom, providing a private sanctuary within your own home.

The outside hosts a well-maintained lawn area and a patio for alfresco dining. This is perfect for BBQ's in the summer. Parking will never be an issue with a private driveway and a garage offering space for up to three vehicles, making coming home a breeze. The property's layout and design are perfect for those who appreciate modern living combined with comfort and style.

Don't miss the opportunity to make this impressive property your new home. Contact us today to arrange a viewing and experience the charm and elegance this property has to offer!





Hall

With access to;

Living Room 11'6" x 21'7"

With window to front elevation. Including windows and french doors to rear elevation.

Sitting Room 10'0" x 10'3"

With window to front elevation.

Kitchen/Dining Room 13'3" x 16'11"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. With windows and french doors to rear elevation.

Utility 5'2" x 6'8"

With door access to side elevation.

WC

With a low WC and hand wash basin.

Landing

With access to;

Bedroom One 20'5" x 21'7"

With window to front elevation.

Ensuite 5'1" x 8'6"

With window to side elevation.

Bedroom Two 11'5" x 15'0"

With window to front elevation. Including a skylight to rear elevation.

Bedroom Three 9'11" x 10'3"

With window to rear elevation.

Bedroom Four 9'11" x 11'3"

With window to front elevation.

Bedroom Five 8'9" x 11'6"

With window to front elevation.

Bathroom 6'6" x 7'1"

With window to rear elevation.

Shower Room 6'2" x 7'2"

With window to rear elevation.

Outside

Including a well-maintained lawn and patio area. With a garage and driveway for off road parking.

Additional Information

Furniture to be included in the sale of the property:

Kitchen : table & 4 chairs, drinks cabinet, American fridge/freezer, integrated dishwasher, tv, toaster, kettle.

Utility room : washer, tumble dryer.

Lounge : 3/4 seater leather sofa, 2 seater sofa with matching armchair, occasional cabinet, tv.

Snug/Dining room: 2 seater sofa and matching storage footstool, tv.

Master bedroom : super king bed and mattress, dressing table and mirror, 2 sets of drawers.

En suite: floor cupboards.

Bedroom 2 : double bed and mattress all drawers and mirror.

Office/bedroom 3 : 2 sets of drawers, desk.

Bedroom 4 : double bed and mattress, storage box, tv.

Outside patio table and 2 benches.

All blinds and curtains.

All carpets and light fittings.





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) A			88
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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