



Offers Over £275,000

MANDARIN CLOSE | FOREST TOWN | MANSFIELD | NG19 0GS

BuckleyBrown
ESTATE AGENTS

STUNNING PROPORTIONS! This three-storey four bedroom home is pleasantly situated within Forest Town. The property offers a well-planned layout, with lovely decor throughout. There are great transport links nearby, not to mention being ideally located close to local amenities and schools, making it a perfect family home!

As you walk through you will first of all be greeted by the kitchen/diner which is fitted with a range of matching cabinets and units, with work surface and an inset sink. There is also ample space for a dining room table, great for hosting dinner parties! Complemented by sliding doors creating open plan living, great for entertaining with family and friends. From here you will find the living room offering ample space for your homely furnishings and patio doors leading onto the garden. Finally, there is a versatile lounge allowing you to personalise this room to your own desire. Impressed so far? Let's head upstairs where the excitement will continue!

Heading up to the first floor, you will be met with three bedrooms, all with plenty of versatility. The spacious landing in-turn provides access to a fabulous bathroom fitted with a neutral three piece suite.

The second floor leads to the master bedroom, benefitting from built in wardrobes and an en suite.

Outside provides an enclosed garden with an artificial lawn and fence surround. This space is of a brilliant size, perfect for hosting BBQ's in the summer months. There is also a garage which has been converted into a snug, with underfloor heating. This room offers versatility to become a games room or even a bar! The front provides you with a private driveway, what's not to love. Call now to book a viewing!





Kitchen/Dining Room 11'10" x 17'4"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and splashback tiles. Ample furniture space along with a box window to the front and sliding doors opening to the living room.

Living Room 9'0" x 14'11"

Spacious living room fitted with floor to ceiling windows and patio doors to the rear garden.

Lounge 7'9" x 26'2"

Versatile room with an external door to the front and patio doors to the side, giving access to the garden.

Landing

with storage cupboard and further access to;

Bedroom Two 8'3" x 14'4"

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

Bedroom Three 8'3" x 12'2"

With carpeted flooring, central heating radiator and a window to the front.

Bedroom Four 6'5" x 9'0"

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

Bathroom 6'5" x 6'10"

Three piece suite comprising of a hand wash basin, low flush WC and bath. With a window to the front.

Landing

With storage cupboard and leading access into;



Bedroom One 11'4" x 18'4"

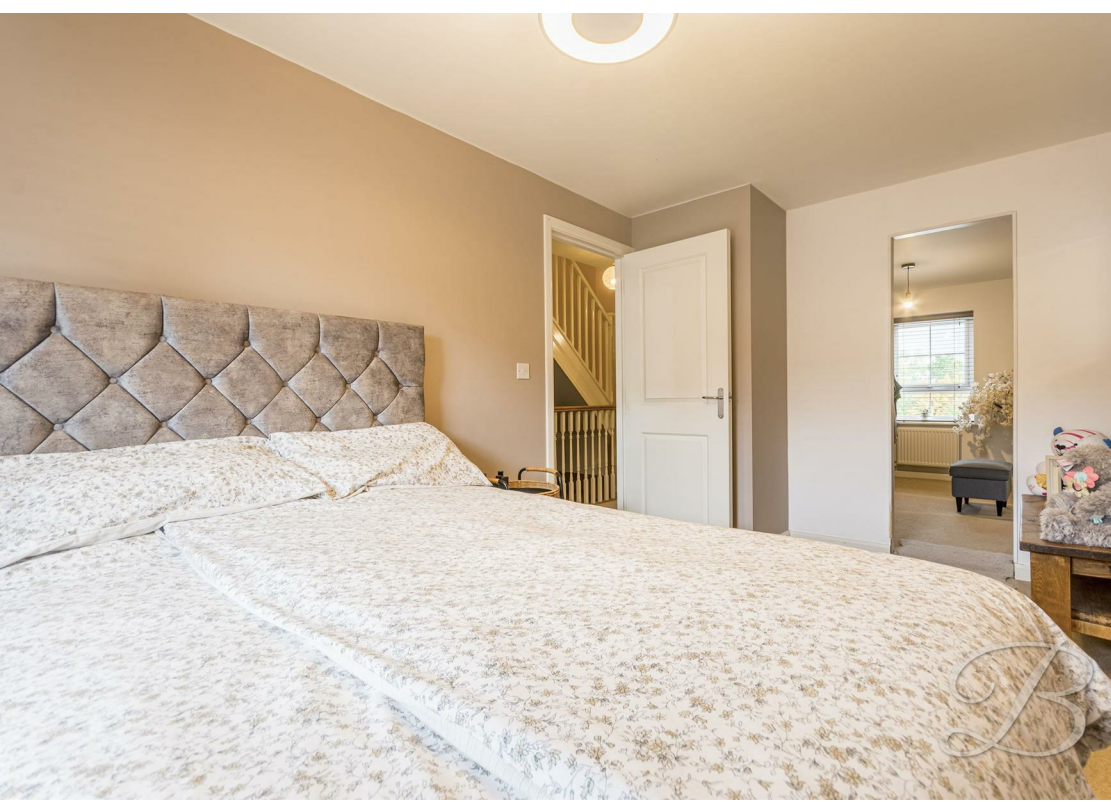
With carpeted flooring, central heating radiator, built in wardrobes and access to an en suite. Fitted with Velux windows.

En Suite 6'2" x 8'3"

Three piece suite including a hand wash basin, low flush WC and a shower. With a window to the front elevation.

Outside

Low maintenance frontage with a private driveway. To the rear, the garden is fitted with an artificial lawn and fence surround. There is also a garage which has been converted into a snug room.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(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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