



Offers In The Region Of £235,000

WATTS WALK | | FOREST TOWN | NG19 0SE

**BuckleyBrown**  
ESTATE AGENTS



NEUTRAL FAMILY FAVOURITE!...This wonderful three bedroom semi-detached property has been lovingly maintained throughout, providing a fresh and spacious feel throughout. Located in the sought-after area of Forest Town, nearby local shops and amenities. Offering comfort, convenience, and flexibility, this semi-detached house is undoubtedly a fantastic buying opportunity for all circumstances. Let me show you what's on offer...

Starting with the open plan kitchen/diner which comes complete with all essential appliances to cook delicious meals for the family. Not to mention the handy breakfast bar feature dividing the cooking area from the social side. Through to the light and airy living room you will find patio doors which complement this room, great for entertaining during the summer months! Finally, there is a downstairs Wc for added convenience.

Moving up to the first floor you will find three generous sized bedrooms on the first floor, each of which have been kept to a high standard, making it easy to add your own personal touches. Furthermore, you'll find an additional family bathroom just off the landing which includes a three piece suite.

Externally, you are greeted with an enclosed garden, offering a safe and private outdoor space for relaxation, which is mainly laid to lawn with fence surround. This can serve as an ideal place for summer barbecues, outdoor dining, or simply enjoying the fresh air. Adding to the versatility and convenience of this property is the inclusion of a private driveway and garage securing off-street parking.

Call our team today to arrange a viewing & make this your forever home!





#### Hall

With access to;

#### Kitchen/Dining Room 10'3" x 16'2"

Open plan layout complete with a range of matching wall and base cabinets, inset sink and drainer and integrated appliances. Fitted with a breakfast bar and ample space for dining furniture. Dual aspect windows to the front and side.

#### Living Room 10'9" x 13'6"

Spacious room with a window and patio doors fitted to the rear elevation.

#### WC

Fitted with a low flush WC and hand wash basin.

#### Landing

With leading access to;

#### Bedroom One 8'2" x 13'8"

Carpeted flooring, central heating radiator and windows to the front elevation.

#### Bedroom Two 7'2" x 12'5"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Three 6'1" x 9'0"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bathroom 5'11" x 7'2"

Three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower. Window to the side elevation.

#### Outside

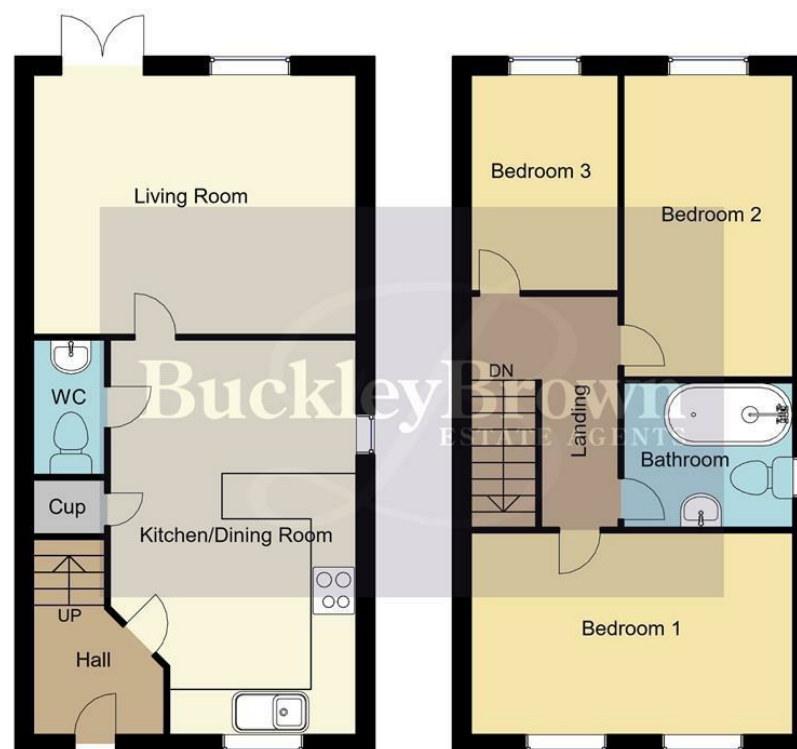
Low maintenance frontage with a private driveway and garage allowing for ample off road parking. To the rear there is an enclosed lawn with fence surround.





Ground Floor  
37sq.m/396.09sq.ft  
Approx.

First Floor  
37sq.m/395.19sq.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) <b>A</b>		96
(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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