



Price Guide £300,000

RUSHPOOL CLOSE | FOREST TOWN | MANSFIELD | NG19 0LY

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ESTATE AGENTS



\*\*\*GUIDE PRICE £300,000 - £320,000\*\*\*

THE ONE FOR YOU!...There is definitely more than meets the eye with this wonderful four-bedroom detached house standing beautifully with its stunning private driveway! Located within the convenient area of Forest Town, Mansfield, local shops and other amenities are only a short journey away! Let's take a look inside...

Starting with the spacious living area, you will find a cosy feature fireplace and space for a television, this is the perfect area for hosting movie nights! This area is open plan to the dining area and further complemented by patio doors opening to the rear garden. Just around the corner, you will be met with the stunning kitchen. This includes a modern range of cabinets and units with built-in appliances, making it easy to cook delicious meals for family and friends. Through from here you are welcomed into a homely conservatory, this is a lovely space to enjoy all year round! Completing the ground floor is a versatile office room and downstairs WC for added convenience.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to four generous sized bedrooms, all of which have been kept to a great standard and offer space and flexibility to add your own stamp. The master bedroom also has the luxury of it's very own en suite. The family bathroom is just off the landing and is fitted with a neutral three piece suite.

The outside space complements the property perfectly and presents an ample and private rear garden with patio seating area and well maintained lawn. There is also a private driveway to the front of the property, providing handy off road parking.

Call today to arrange a viewing!





#### Hallway

With a window to the side and access to;

#### WC

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

#### Living Room 12'9" x 16'0"

Spacious room fitted with a cosy feature fireplace and a window to the front elevation.

#### Dining Room

Versatile space complemented by windows and patio doors to the rear elevation.

#### Kitchen 12'3" x 22'6"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the side elevation. Access through double doors from here into the conservatory.

#### Conservatory 8'6" x 12'5"

Surrounding windows and patio doors opening onto the garden.

#### Office 6'8" x 8'6"

Versatile space with a window to the front elevation.

#### Landing

Window to the rear and further access to;

#### Bedroom One 9'10" x 11'9"

Carpeted flooring, central heating radiator, built in wardrobes and access to a private en suite. Window to the rear elevation.

#### En Suite 5'11" x 5'10"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear elevation.



#### Bedroom Two 8'3" x 11'10"

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

#### Bedroom Three 8'6" x 9'9"

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

#### Bedroom Four 7'6" x 7'6"

Carpeted flooring, central heating radiator, built in cupboard and a window to the front elevation.

#### Bathroom 5'6" x 7'6"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower for added convenience.

#### Outside

Low maintenance lawn to the front

alongside a handy private driveway. To the rear you are greeted with a generous sized garden which is mainly laid to lawn with a patio seating area and fence surround.









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>		
(81-91) <b>B</b>		
(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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