



Offers Over £270,000

CRANSWICK CLOSE | FOREST TOWN | MANSFIELD | NG19 9GB

**BuckleyBrown**  
ESTATE AGENTS



**\*\*NO CHAIN\*\***

A TRULY INVITING FAMILY HOME!... We are thrilled to present this stunning four-bedroom detached property, nestled in the highly desirable area of Forest Town. This home is a real find, offering a thoughtfully designed layout and a delightful rear garden. Come take a look around!

As you enter, you're greeted by a welcoming entrance hall that leads into kitchen which is a dream for any home chef, with matching cabinetry, an inset sink, complimenting tiling and plenty of space for all your appliances. Just next door, the living room is perfect for entertaining, with double doors opening into the versatile conservatory. Whether enjoying a morning coffee or hosting guests, this large conservatory offers the perfect tranquil retreat to enjoy all year round. The ground floor is completed with access to a handy WC and the garage for extra convenience.

Upstairs, you'll find four fantastic bedrooms, each offering plenty of space and potential to personalise to your own needs. The master bedroom also benefits from its very own stylish three piece en suite. The family bathroom is also located on this floor, featuring a three-piece suite!

The outdoor space is a real highlight, with a large, private garden that's beautifully maintained, offering a well-kept lawn and both decked and patio seating areas—ideal for summer BBQs and family parties. The front of the property includes a garage and driveway allowing for private parking.

This home boasts everything a family could need. Don't miss out on this incredible opportunity! Contact our team today to schedule your viewing!





#### Hall

Windows to the front and further access to;

#### Kitchen 10'9" x 7'11"

Recently refurbished modern kitchen complete with a range of gloss cabinets, inset sink and drainer, integrated appliances and decorative splashback tiles. Window to the front elevation. Open access through to the living room. Featuring a sunning breakfast bar area.

#### Living Room 14'5" x 13'0"

Spacious room with ample space for your desired furnishing, feature wall and double doors leading through to the conservatory. The living room further benefits from a multi fuel log burner.

#### Conservatory 20'9" x 10'9"

Expansive conservatory with surrounding windows and patio doors opening onto the

garden. Access to an inner hallway. The conservatory offers central heating, as well as ample space for a dining table and chairs or sofas, providing that extra living space.

#### Inner Hallway

Giving access to a handy downstairs WC and the garage.

#### WC 4'3" x 3'4"

Fitted with a hand wash basin and low flush WC.

#### Landing

With leading access into;

#### Bedroom One 13'3" x 7'10"

Laminate flooring, central heating radiator, en suite facility and a window to the rear elevation.



#### En Suite 7'10" x 2'8"

The en-suite has recently been refurbished and offers a three piece suite comprising of a hand wash basin, low flush WC and a shower. Finished with stylish tiles and a window to the front elevation.

#### Bedroom Two 11'4" x 8'2"

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

#### Bedroom Three 12'10" x 8'1"

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

#### Bedroom Four 6'9" x 6'2"

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

#### Bathroom 8'3" x 6'2"

The bathroom has been recently refurbished and is fitted with a three piece

family suite comprising of a hand wash basin, low flush WC and a bath. The bathroom also benefits from a wall hung vanity. Window to the front elevation.

#### Garage 13'3" x 7'2"

Accessible from the front elevation with a door leading into the inner hallway.

#### Outside

low maintenance frontage with a private driveway and garage allowing for secure off road parking. enclosed garden to the rear which is mainly laid ti lawn with decked and patio seating areas one of which benefits from a pergola.









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>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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