



Offers Over £170,000 Freehold

10 CROWN AVENUE | FOREST TOWN | MANSFIELD | NG19 0AQ

BuckleyBrown
ESTATE AGENTS

ONE NOT TO BE MISSED!...

This inviting Two-bedroom home, located in the highly sought-after Forest Town area, offers a perfect combination of modern living, practical spaces, and charming outdoor areas.

The spacious living room, which also doubles as a dining room, is filled with natural light, creating a warm and welcoming atmosphere for relaxation, dining, and entertaining. The kitchen is equipped with storage and worktop space, ideal for preparing meals and hosting family or friends. Down the hall from the kitchen, a versatile office space offers a peaceful and efficient environment, whether you're working from home or need an extra space to relax, this room can be utilised to suit your needs.

Upstairs, the two generously sized bedrooms provide comfortable retreats, each offering natural light and ample space for your homely furnishings. The shower room is equipped with a three piece suite, for added convenience.

The front and rear gardens further enhance the appeal of this home. The front garden offers great kerb appeal, while the rear garden is a private oasis with a well-maintained lawn, perfect for outdoor activities or simply enjoying the fresh air. A standout feature of the rear garden is the garden room, which adds extra versatility to the space. Whether used as a home office, gym, art studio, or relaxation area, the garden room offers endless possibilities. The rear garden also includes a shed, providing additional storage for tools, outdoor equipment, or gardening supplies.

With its well-thought-out layout, ample outdoor space, and ideal location in Forest Town, this home is perfect for those seeking a comfortable and functional property.





Entrance Hall

With stairs rising to the first floor and surrounding doors providing access into;

Living Room 19'4" x 9'4"

With carpeted flooring and windows to the front and rear elevation. This room offers ample space to add your dining furniture.

Kitchen 8'2" x 7'4"

Complete with a range of matching cabinetry and ample worktop space with an inset sink and drainer. With a built in storage cupboard and window to the rear elevation.

Hall

With doors to the front and rear elevation and providing access into the office.

Office 8'10" x 5'1"

With carpeted flooring and a window to the front elevation. This room offers a versatile space to be utilised to suit your needs.

Landing

Surrounding doors provide access into;

Bedroom One 13'9" x 8'11"

Complete with carpeted flooring, central heating radiator and window to front elevation. This room benefits from a built in wardrobe.

Bedroom Two 10'2" x 10'1"

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



Shower Room 6'5" x 6'2"

Complete with a three piece suite including a shower, low flush WC and hand wash basin.

Outside

The property offers a laid lawn and patio areas at the front, bordered by surrounding fencing for added privacy. The rear features a well-maintained lawn, a patio seating area perfect for outdoor relaxation, along with a convenient shed for storage.

Garden Room 13'4" x 11'5"

This charming garden room provides a versatile space, perfect for a home office, studio, or simply a peaceful retreat.






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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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