



Offers Over £195,000

CORONATION DRIVE | FOREST TOWN | MANSFIELD | NG19 0AJ

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ESTATE AGENTS



## YOUR NEXT MOVE!...

This three-bedroom semi-detached property, located in the desirable area of Forest Town, Mansfield, offers an excellent blend of comfort, functionality, and potential. The property is perfectly suited for families or professionals, with spacious rooms and the added benefit of planning permission to extend. Let's take a look inside...

On the ground floor, the property offers a welcoming living room that provides an inviting atmosphere, ideal for both relaxing and entertaining. The kitchen is just next door and is fitted with all essential appliances, making it perfect for everyday cooking. A convenient conservatory offers a light-filled area that can be used as a dining space, playroom, or additional lounge, making it highly versatile for your needs. From here you will gain access to a handy utility room providing additional storage space and practicality. This floor offers a seamless flow of living areas, ideal for modern family living.

Upstairs, the property boasts three well-sized bedrooms, each offering plenty of versatility to add your own stamp. The family bathroom is complete with neutral features and has an overhead shower for added convenience.

To the front of the property, you'll find a private driveway with a garage, providing convenient off-road parking for multiple vehicles and additional storage. The rear garden is a standout feature, with a well-maintained lawn, a patio seating area and a secure fence surround offering a safe environment for children or pets.

Call our team today to arrange a viewing!





#### Hallway

Windows to the front elevation, cupboard under the stairs and further access to;

#### Living Room 12'9" x 18'8"

Spacious room with a feature fireplace, carpeted flooring and dual aspect windows to the front and rear elevations.

#### Kitchen 10'5" x 11'0"

Complete with a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and a window to the rear, looking through to the conservatory. Additional space and plumbing for a washing machine and tumble dryer.

#### Conservatory 13'6" x 8'9"

Expansive room with surrounding windows, sliding doors to the side and access to a handy utility room.

#### Utility 5'3" x 6'5"

Great storage space with a window to the rear elevation.

#### Landing

With leading access into;

#### Bedroom One 12'9" x 11'0"

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

#### Bedroom Two 10'7" x 10'10"

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

#### Bedroom Three 9'7" x 7'6"

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

#### Bathroom 7'4" x 6'0"

Three piece suite comprising of a hand



wash basin, low flush WC and a bath with an overhead shower for added convenience. Fitted windows to the front elevation.

#### Garage

Accessible from the front elevation.

#### Outside

Low maintenance lawn to the front alongside a private driveway and a garage providing ample off street parking. Extensive rear garden with a well kept lawn, patio seating area, surrounding shrubs and fencing.

#### Additional Information

This property also benefits from planning permission to extend. Also has government solar panels to help reduce bills.









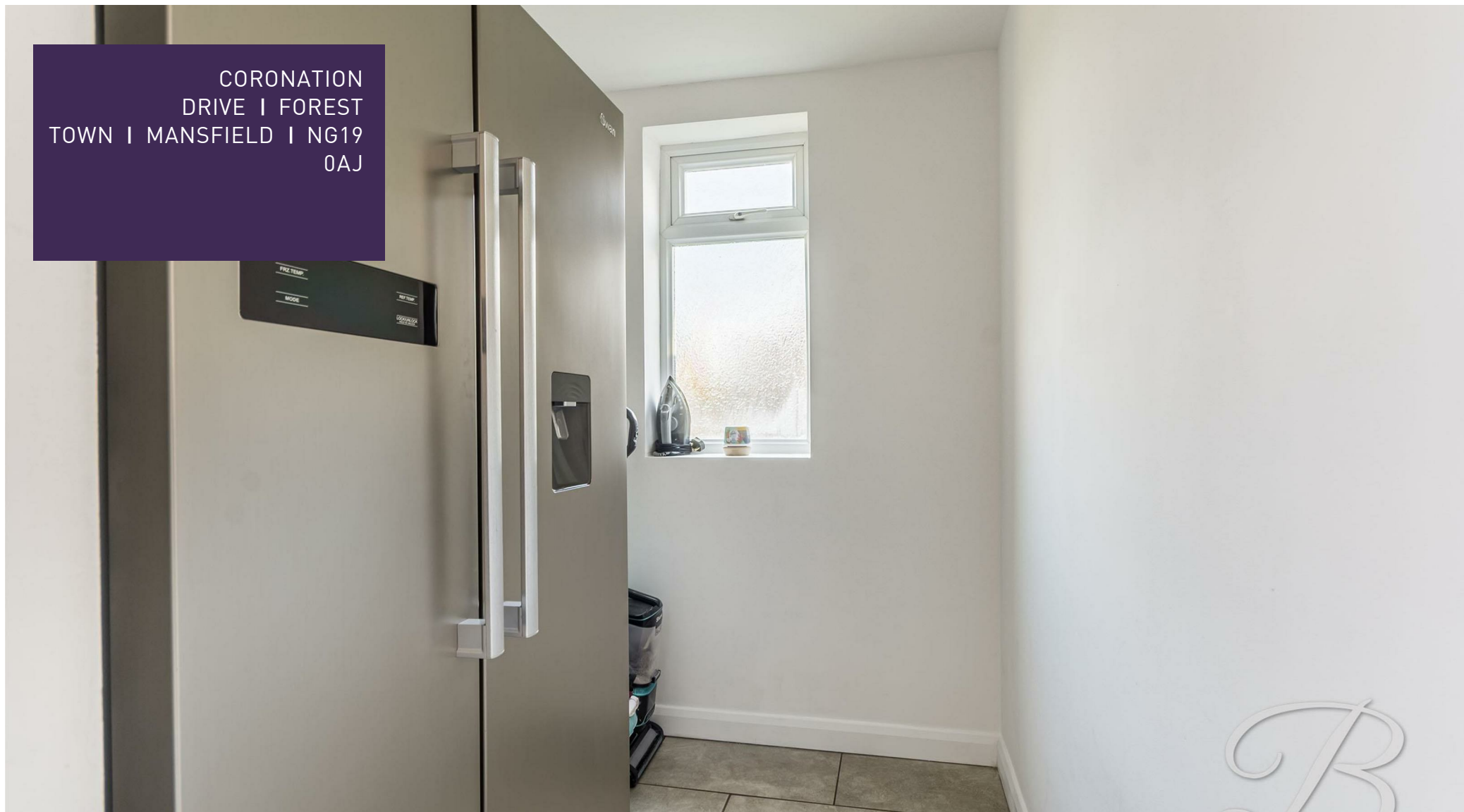
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. 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>	74	79
(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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