



Offers Over £335,000 Freehold

6 WYCOMBE GRANGE | FOREST TOWN | MANSFIELD | NG19 0RJ

BuckleyBrown
ESTATE AGENTS

ONE FOR THE FAMILY!.. We are delighted to present this spacious four-bedroomed detached house for sale, located in the desirable area of Forest Town. This property is nestled amongst green spaces and walking routes, with the convenience of local amenities and schools nearby. Additionally, a bus route is easily accessible, providing excellent transport links.

The property offers ample living space with two reception rooms, and a sun room. The lounge/diner is a welcoming space, complete with a fireplace and direct access to the enclosed rear garden - perfect for summer enjoyment. A versatile study provides a quiet space for work or hobbies, whilst a sun room presents a bright and airy space for relaxation, with further access to the garden. Completing the ground floor is a WC.

The modern kitchen, featuring high-gloss units, is complemented by a practical utility room. The house accommodates four bedrooms, three of which are double in size. The master bedroom benefits from an en-suite shower room. The second bedroom boasts built-in wardrobes, and the third bedroom is currently being used as a walk-in wardrobe. The fourth bedroom is a single room, suitable for a child or as an office space. The first floor also features a family shower room.

The outside space compliments this home well. There is a block-paved driveway offering off-street parking. The rear garden is enclosed and has been tastefully landscaped, perfect to enjoy during those Summer months!

Call today to view!





Entrance Hall

With stairs rising to the first floor and a central heating radiator. Doors provide access into;

Lounge/Diner

With a window to the front elevation, a feature fireplace and a central heating radiator. There is an opening into the dining room, with a central heating radiator and French patio doors which provide access onto the rear garden.

Kitchen

Fitted with an attractive range of wall and base units with sink and drainer set into work surface. There is space for a range of appliances. With a window to the rear elevation, and an opening into the utility room.

Utility Room

Fitted with wall and base units. There is a door which provides access into the conservatory.

Downstairs WC

Fitted with a low level WC and a hand wash basin.

Study

With a window to the side elevation and a central heating radiator.

Sun Room

The sun room overlooks the rear garden and provides access outside for convenience.

Landing

Doors provide access into;



Bedroom One

With a window to the front elevation and a central heating radiator.

En-suite

Fitted with a low level WC and hand wash basin set into a vanity unit, and a shower. With an opaque window to the side elevation and a chrome heated towel rail.

Bedroom Two

With a window to the front elevation and central heating radiator. There is a useful storage cupboard and a fitted wardrobe.

Bedroom Three

With a window to the rear elevation and a central heating radiator.

Bedroom Four

With a window to the rear elevation and a central heating radiator.

Bathroom

Fitted with a low level WC, pedestal hand wash basin, and a corner shower. With an opaque window to the rear elevation and a central heating radiator.

Outside

There is a driveway allowing for off-street parking. There is also an enclosed rear garden which had been tastefully landscaped, perfect to enjoy during those Summer months!



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

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