



£425,000 Freehold

12 ELLESMERE ROAD | FOREST TOWN | MANSFIELD | NG19 0EQ

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ESTATE AGENTS



## ONE NOT TO BE MISSED!...

This beautifully renovated four-bedroom detached property, located in the sought-after area of Forest Town, offers a perfect blend of modern living and stylish design. With spacious rooms, high-quality finishes, and a versatile layout, this home is ideal for families or those looking for extra space.

The heart of the home is the modern kitchen, which boasts sleek cabinetry, ample worktop space, and a breakfast bar, perfect for casual dining. The adjacent conservatory is currently being used as a dining room, but it can easily be adapted to suit your needs—whether that's as an additional lounge, home office, or playroom. The living room is a welcoming space featuring a contemporary media wall, creating a stylish focal point for the room. The ground floor also includes three generously sized bedrooms, providing flexible living options, as well as a family bathroom with a three-piece suite, offering both comfort and practicality.

Upstairs, the fourth bedroom features built-in storage and an en-suite bathroom with a three-piece suite, providing a private retreat with added convenience.

The exterior of the property is enhanced by a front brick wall with a gated driveway, leading to a detached garage as-well as a secondary driveway to the other side of the property, offering ample off-road parking. At the rear, you'll find a charming patio seating area surrounded by decorative shrubs, ideal for both relaxation and entertaining. Steps ascend to a well-maintained lawn area, bordered by mature trees and shrubs, creating a peaceful and private garden retreat.





### Entrance Hall

Surrounding doors provide access into;

### Kitchen 11'11" x 17'1"

Complete with a matching range of cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, electric hob with hood over and a breakfast bar. With a window to the rear elevation and a door providing access into the conservatory.

### Conservatory 11'11" x 10'11"

With surrounding windows and doors, providing direct access to the garden. This room is currently being used as a dining room but can be utilised to meet your needs.

### Living Room 10'3" x 23'4"

Complete with laminate flooring and a media wall. With windows to the front and side elevation.

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

Complete with carpeted flooring, central heating radiator and a window to the front elevation.

### Bedroom Two 12'0" x 11'8"

Complete with carpeted flooring, central heating radiator and a window to the rear elevation.

### Bedroom Three 11'10" x 8'11"

Complete with carpeted flooring, central heating radiator and a window to the side elevation.



### Bathroom 8'10" x 6'11"

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

### Landing

Providing access into;

### Bedroom Four 14'11" x 27'6"

Complete with carpeted flooring, central heating radiator, built in storage and a window to the front elevation. This room benefits from its own en-suite facility.

### En-suite 6'8" x 8'5"

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

### Outside

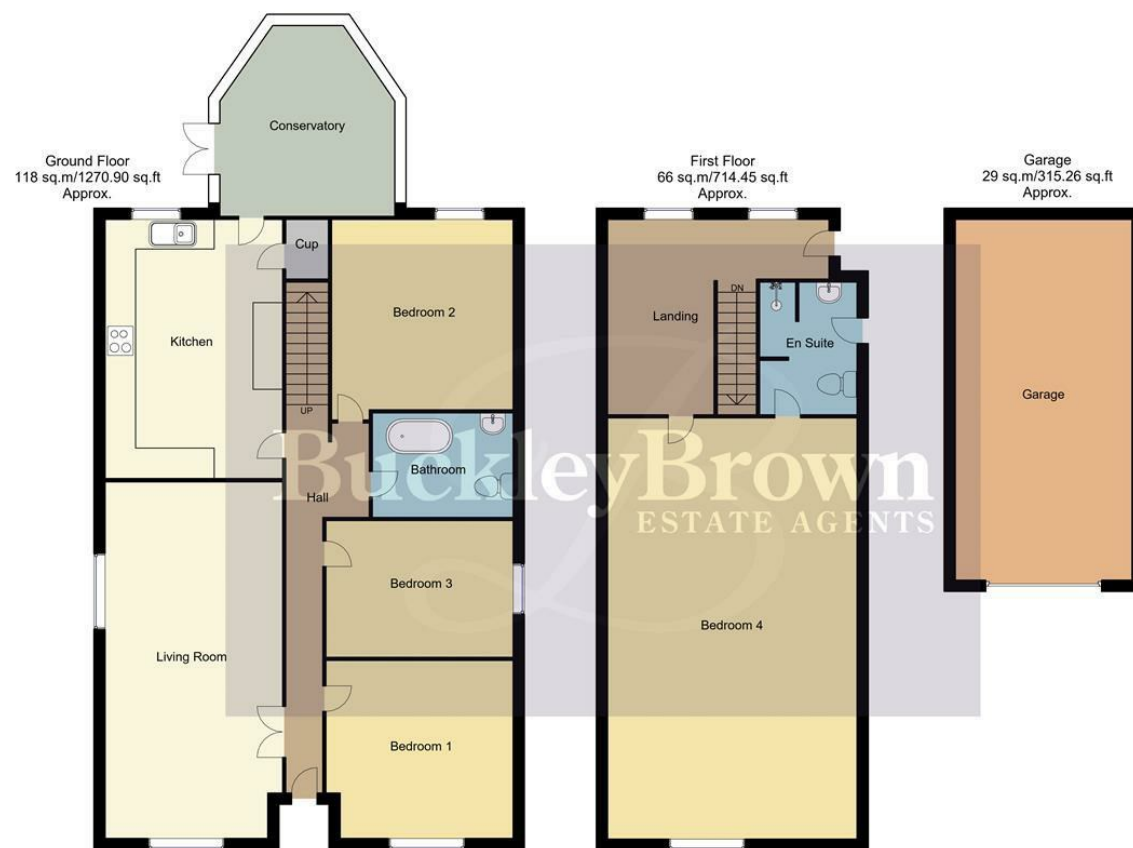
The exterior of this property features a front brick wall with a gated driveway that leads to a detached garage, and a secondary driveway to the other side of the property, offering ample off-road parking. To the rear, a charming patio seating area is surrounded by decorative shrubs. Steps lead up to a laid lawn area, bordered by mature trees and shrubs.

### Garage 12'0" x 23'11"

The garage provides further off-street parking or extra storage.







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>83</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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