



Offers Over £200,000

FOREST AVENUE | | MANSFIELD | NG18 4BX

BuckleyBrown
ESTATE AGENTS

CONVENIENCE ON YOUR DOORSTEP...

We are delighted to welcome you to this charming three bed, three storey home, ideally positioned in a cul-de-sac within the highly sought-after area of High Oakham, Mansfield. Boasting a fantastic location, this property is within a short proximity from High Oakham Primary School, local restaurants, takeaways, a supermarket, cinema, the town centre, Mansfield Town FC Stadium and excellent transport links – including the Pronto bus route to Nottingham. Whether you're a growing family or a busy professional, this home offers both comfort and convenience in equal measure.

Inside, you are greeted by a bright and welcoming living room, complete with a striking feature fireplace that creates a homely feel – perfect for relaxing after a long day! The kitchen is a standout feature, providing generous worktop space and essential integrated appliances, ideal for practicing your culinary skills. Not to mention there is further space for your desired dining furnishings! Finished with an external door leading directly onto the garden – this is a wonderful space for entertaining with family and friends.

On the first floor, you will find two well-sized bedrooms with plenty of space for you to add your own touch. Just off the landing is a contemporary bathroom fitted with a three piece suite.

The top floor is dedicated to the home's master bedroom which features its very own built-in wardrobes and a modern en-suite for added luxury!

Externally the property hosts a private driveway to the front, securing off-road parking at all times. The rear garden has been beautifully maintained with lawn and patio seating area, creating a wonderful outdoor space for BBQ's.

Don't miss out, call our team today to arrange a viewing!





Entrance Hall

With carpeted flooring, stairs rising to the first floor, central heating radiator and a door providing access into;

Living Room 8'3" x 16'2"

Complete with laminate flooring, central heating radiator, feature fireplace, window to front elevation and a door providing access to the kitchen.

Kitchen 11'3" x 12'3"

Complete with a range of matching cabinetry with ample worktop surfaces. It features an inset sink and drainer, integrated oven and a gas hob. This room offers ample space for a dining table and chairs. With tiled flooring, window to the rear elevation and a door providing access onto the garden. This room provides direct access to the WC.

WC 3'4" x 5'5"

Complete with a low flush WC and hand wash basin.

Landing

Surrounding doors provide access into;

Bedroom Two 9'8" x 10'8"

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

Bedroom Three 6'5" x 7'8"

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

Bathroom 6'6" x 7'0"

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

Landing

Door providing access into;



Bedroom One 12'3" x 20'1"

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

En-suite 6'0" x 8'5"

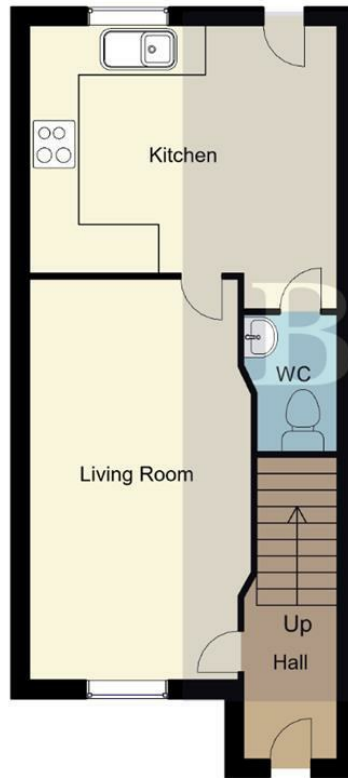
Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

Outside

The property features a well-maintained exterior, with a driveway at the front providing convenient off-street parking. The rear garden boasts a neatly laid lawn and a patio seating area. With surrounding fencing ensuring privacy and security.



Ground Floor
37 Sq.m / 393.37 Sq.ft
Approx



First Floor
33 Sq.m / 354.79 Sq.ft
Approx



Second Floor
37 Sq.m / 400.24 Sq.ft
Approx



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) A		88
(81-91) B	77	
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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