



Offers In The Region Of £220,000

8 BALDWIN CLOSE | FOREST TOWN | MANSFIELD | NG19 0LR

BuckleyBrown
ESTATE AGENTS

TURN KEY READY!..

This beautifully presented three-bedroom detached home, located in a highly sought-after area of Forest Town in Mansfield, is an absolute must-see!

Step inside and be welcomed by a bright and inviting hallway that leads into a spacious living room, featuring a charming bay window that fills the space with natural light—creating the perfect setting to relax and unwind with family and friends.

Continue through to the stunning open-plan kitchen/diner, ideal for both everyday living and entertaining. This stylish space boasts modern cabinetry, integrated appliances including a dishwasher and fridge/freezer, and sleek patio doors that open out onto the garden—bringing the outside in. A convenient downstairs WC completes the well-thought-out ground floor layout.

Upstairs, you'll find three generously sized bedrooms, each maintained to an excellent standard. The contemporary family bathroom is finished with a modern three-piece suite in white, offering both style and function.

Outside, the property continues to impress. A driveway offers off-street parking and access to a garage, while the rear garden is a true highlight—mainly laid to lawn and featuring a decked pergola area, perfect for relaxing or entertaining during those warm summer months.

This home ticks all the boxes—don't miss out! Call today to arrange your viewing.





Entrance Hall

With Vinyl flooring, window to side elevation, central heating radiator and giving access to;

Downstairs WC 3'2" x 6'5"

Complete with a low flush WC, Vinyl flooring, central heating radiator and a window to side elevation.

Living Room 12'3" x 15'7"

Spacious carpeted reception room with ample space for all of your desired furnishings, central heating radiator and a window to the front elevation.

Kitchen Diner 15'11" x 9'0"

Complete with a range of modern matching wall and base units with complimentary work surface over, inset sink and drainer with mixer tap over, integrated oven with

electric hob over and extractor hood above.

There are integrated appliances including a washing machine and dishwasher and fridge/freezer, having window to rear elevation, Vinyl flooring, central heating radiator, patio doors leading to the rear garden and ample space for dining furniture.

First Floor Landing

Having carpet flooring and giving access to;

Bedroom One 9'1" x 12'3"

Complete with carpet flooring, window to front elevation and central heating radiator.

Bedroom Two 9'1" x 9'2"

Complete with carpet flooring, central heating radiator, built in cupboard and window to rear elevation.



Bedroom Three 6'7" x 9'4"

Complete with carpet flooring, window to front elevation and central heating radiator.

Bathroom 3'3" x 6'2"

Complete with a three piece suite in white comprising of low flush WC, pedestal hand wash basin and panelled bath. This room benefits from having full tiled walls and floor, central heating radiator and window to rear elevation. Further benefits from a new shower mixer tap and shower head.

Outside

To the front of the property there is a driveway providing off street parking. To the rear of the property is an enclosed garden which is mostly laid to lawn with a decked pergola to enjoy your outdoor furniture on. This garden is perfect for enjoying the warmer month with friends and family!

Garage 15'9" x 21'8"

Having an up and over door and providing secure parking or additional 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.

CC Ltd ©2018

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
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

8 BALDWIN CLOSE
FOREST TOWN
MANSFIELD
NOTTINGHAMSHIRE
NG19 0LR



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS