

£360,000 Freehold 2 HAMBLETON RISE I FOREST TOWN I MANSFIELD I NG19 0QZ



ONE FOR THE FAMILY!... We are delighted to present this outstanding fourbedroom detached house, available for sale in the well-respected area of Forest Town, near Mansfield. This property, in great condition, offers a unique living experience with its layout spread over three floors.

The home boasts two spacious reception rooms. The first being a generous lounge, perfect for relaxation and family time. The second, a dining room, providing direct access to the picturesque garden, creating a seamless indoor-outdoor living experience. Completing the first floor is a convenient study area.

The high-gloss kitchen is a true highlight, showcasing integrated appliances and opening into the dining area, promoting an open and sociable living space. There is also a useful utility room.

The property comprises four well-proportioned bedrooms. The first bedroom is a double room with an en-suite bathroom, a dressing area, and fitted wardrobes, ensuring plenty of storage. The second and third bedrooms are also comfortable doubles, while the fourth bedroom is a single room, ideal for a child or home office. There is also a family bathroom available, ensuring enough facilities for all occupants.

One of the unique features of this home is the garage, creatively converted into a bar/games room, adding a distinctive touch to the property.

Externally, the property benefits from a driveway providing off-street parking. The rear garden is delightful, with a seating area surrounded by lovely plants and shrubbery, offering a tranquil outdoor space for relaxation and entertainment.

Situated conveniently close to local amenities, green spaces, nearby parks, and schools, and with a bus route nearby, this property is ideal for families seeking a vibrant community lifestyle. With its unique features and prime location, this house is sure to provide a warm, inviting home for the fortunate buyers.

Call today to view!







Entrance Hall

With stairs rising to the first floor. There is access into the downstairs WC and the garage conversion.

Ground Floor WC

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

First Floor Landing

With stairs rising to the second floor. Doors provide access into;

Lounge

With two windows to the front elevation and a central heating radiator.

Kitchen

The kitchen is fitted with a modern range of high-gloss wall and base units with sink and drainer set into work surface. There are a range of integrated appliances that include a dishwasher, wine fridge, an eye-level double oven, and a gas hob with an extractor fan over. With a window to the front elevation and a central heating radiator. The kitchen flows nicely into the dining room.

Dining Room

Fitted with units with space for a fridge/freezer. With a central heating radiator and French patio doors that provide access onto the rear garden.

Utility Room

Fitted with wall and base units with sink and drainer set into work surface. There is space and plumbing for a washing machine, and further space for a tumble dryer. There is a door that provides access outside.

Study

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



Second Floor Landing

With a window to the side elevation and a useful storage cupboard. Doors provide access into;

Bedroom One

With a window to the front elevation and a central heating radiator. There is a dressing area with fitted wardrobes.

En-suite

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

Bedroom Two

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

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, vanity hand wash basin, and an L-shape panelled bath with shower over. With an opaque window to the front elevation and a central heating radiator.

Garage

The double garage has been converted into a bar area/games room, but could easily be converted back to a garage with up and over doors, dependant on your needs.

Outside

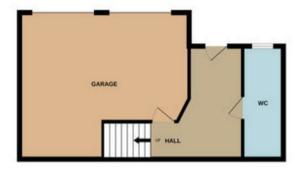
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GROUND FLOOR

1ST FLOOR

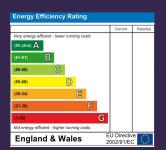
2ND FLOOR





BEDROOM 1 BEDROOM 1 BEDROOM 1 BEDROOM 3 BEDROOM 2 BEDROOM 2

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025



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



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