



£360,000 Freehold

2 HAMBLETON RISE | FOREST TOWN | MANSFIELD | NG19 0QZ

**BuckleyBrown**  
ESTATE AGENTS



ONE FOR THE FAMILY!... We are delighted to present this outstanding four-bedroom 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.

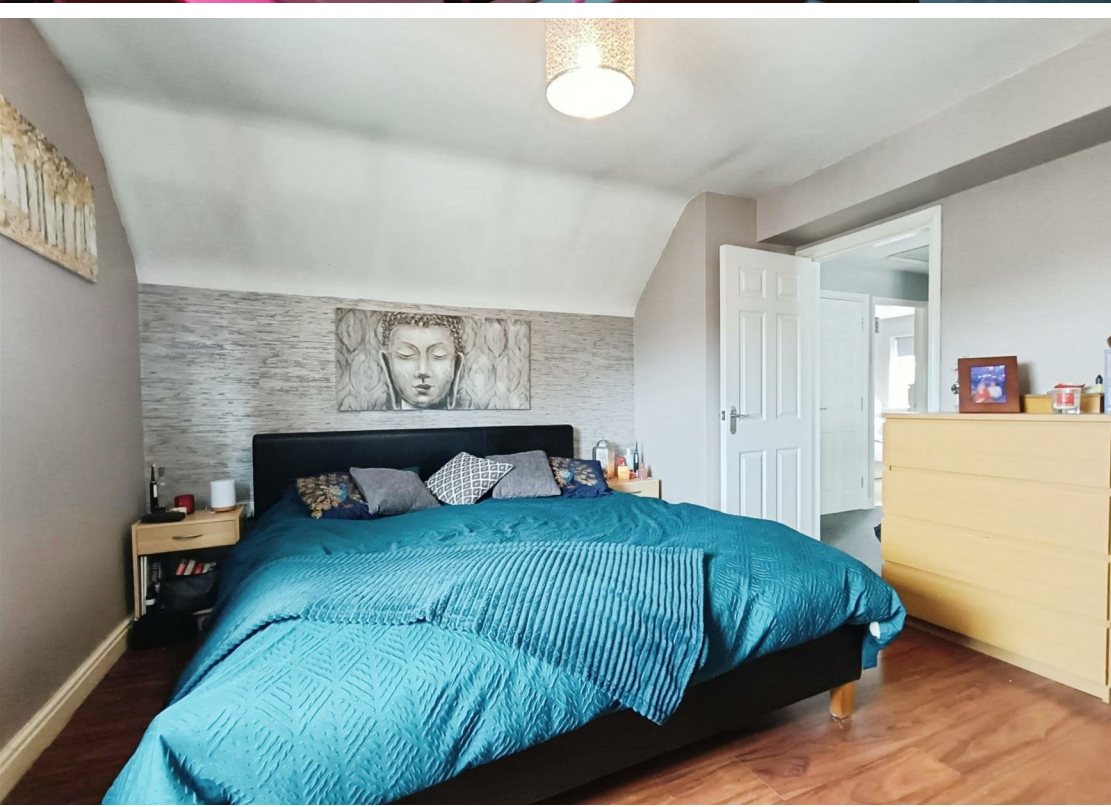
Situated conveniently close to local amenities, green spaces, nearby parks, and schools, and with a bus route nearby, this property is ideal for families seeking a vibrant community lifestyle. With its unique features and prime location, this house is sure to provide a warm, inviting home for the fortunate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

Call today to view!



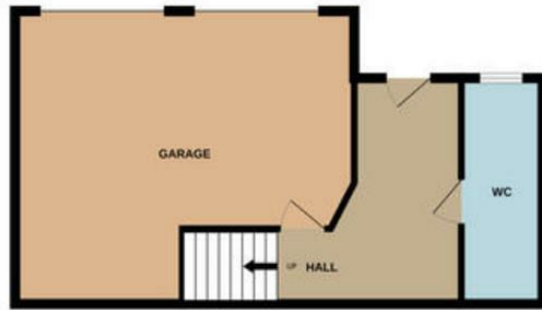








GROUND FLOOR



1ST FLOOR



2ND FLOOR



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



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FOREST TOWN  
MANSFIELD  
NG19 0QZ



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