



Price Guide £210,000 Freehold

23 SNAEFELL AVENUE | FOREST TOWN | MANSFIELD | NG19 0NR

BuckleyBrown
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FEELS LIKE HOME!..

**** GUIDE PRICE £210,000-£220,000****

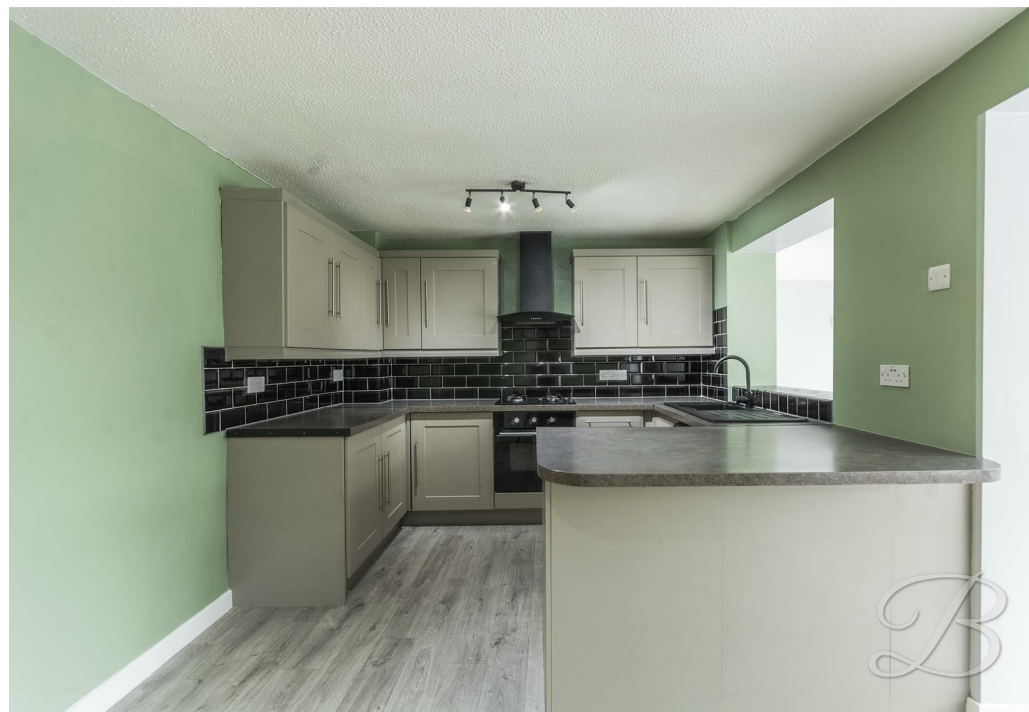
Welcoming to the market this wonderful three bedroom property, ideally positioned in the heart of Forest Town. With local amenities, green spaces, schools, and shops just a short distance away, this home is perfectly suited to families, first-time buyers, or anyone looking for comfort and convenience in a well-connected location.

Beautifully maintained and neutrally decorated throughout, the property offers a warm and inviting feel from the moment you step through the porch. The spacious living room features a charming feature fireplace, creating a cosy hub for relaxing evenings. To the rear, an open-plan kitchen and dining room provides a modern and functional space for family life, with French doors leading out to the garden for easy indoor-outdoor flow. A snug room offers additional living space, ideal as a home office, reading nook, or playroom.

Upstairs, you'll find three well-proportioned bedrooms, with the master bedroom benefiting from fitted wardrobes for added storage. The family bathroom is complete with a sleek three-piece suite, offering both practicality and style.

Outside, the front of the property provides a private driveway for off-street parking. To the rear, the garden has been thoughtfully landscaped for low maintenance and enjoyment, featuring a patio area, artificial lawn, and a sheltered decked seating area—ideal for relaxing or entertaining. Additionally, a versatile garage/store offers secure space for parking, storage, or use as a workshop.

Call today to arrange a viewing!!!





Porch

With a window to the front elevation and a door providing access into;

Living Room 14'11" x 14'7"

With carpeted flooring, feature fireplace and window to the front elevation.

Kitchen/Dining Room 14'11" x 19'1"

The kitchen is complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. This room doubles as a dining area with ample space for your dining furniture. With surrounding windows and double doors providing direct access onto the garden.

Snug 7'5" x 13'3"

With laminate flooring and a window to the rear elevation.

Landing

Surrounding doors provide access into;

Bedroom One 11'11" x 8'1"

With carpeted flooring, fitted wardrobes and windows to the front elevation.

Bedroom Two 8'5" x 10'1"

With carpeted flooring and a windows to the rear elevation.

Bedroom Three 6'4" x 6'11"

With carpeted flooring and a windows to the rear elevation.

Bathroom 5'5" x 6'0"

Complete with a three piece suite including



a bath with an over head shower, low flush WC and hand wash basin.

Outside

The front of the property offers a private driveway for off-street parking. To the rear, the garden features a patio area, low-maintenance artificial lawn, and a sheltered decked seating area.

Garage/Store 7'2" x 13'8"

A versatile garage/store offering secure space for vehicle parking, tool storage, or workshop use.





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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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