



£350,000 Freehold

45 GOLDCREST ROAD | FOREST TOWN | MANSFIELD | NG19 0GP

BuckleyBrown
ESTATE AGENTS

ONE FOR THE FAMILY!...

We are delighted to present this detached house for sale, boasting a neutrally decorated finish throughout. This property offers an abundance of space and is ideally located in Forest Town, Mansfield. Local shops and amenities are within walking distance, and nearby schools make this property ideal for families. Lets take a look inside...

As you step inside, you're greeted by a bright and airy entrance hallway that leads into a generous lounge. This cosy yet elegant space is complemented by a large bay window, flooding the room with natural light and offering a peaceful spot to relax with the family. To the rear of the property, the expansive open-plan kitchen and dining area is a real showstopper. Designed with both functionality and style in mind, it features ample worktop and cupboard space, room for a dining table, and double doors opening directly onto the rear garden, creating a seamless flow for indoor-outdoor living. Whether you're hosting guests or enjoying a quiet family meal, this space caters to every occasion. There is also a useful utility room and practical downstairs WC.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The master bedroom boasts fitted wardrobes and a private en-suite shower room, offering a calm and functional retreat. The second bedroom also benefits from fitted wardrobes, while the remaining two bedrooms provide flexibility—ideal for children, guests, or even a home office. The main family bathroom is fitted with a modern four-piece suite.

Externally, the property boasts great kerb appeal with a well-maintained driveway providing ample off-street parking, leading to an integral garage for secure parking or extra storage. The rear garden is fully enclosed and designed with both relaxation and play in mind—featuring a patio seating area, perfect for alfresco dining, a tidy lawn, and fencing all around for added privacy and peace of mind.

Call today to view!!!





Entrance Hall

With tiled flooring, built in storage cupboard and surrounding doors providing access into;

WC 4'11" x 2'11"

Complete with a low flush Wc and hand wash basin.

Lounge 12'5" x 15'3"

With carpeted flooring, central heating radiator and a bay window to the front elevation.

Kitchen/Dining Room 19'1" x 11'7"

Complete with a matching range of cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven and an electric hob with hood over. This room

allows ample space for your dining furniture. With double doors opening onto the garden. With access to the utility room.

Utility Room 9'5" x 5'7"

Complete with further cabinetry and worktop surfaces, with a door to the rear elevation.

Landing

Surrounding doors provide access into;

Bedroom One 12'5" x 12'2"

With carpeted flooring, central heating radiator and windows to the front and side elevation. This room benefits from fitted wardrobes and its own en-suite facility.

En-suite 4'11" x 5'2"

Complete with a three piece suite,



including a shower, low flush WC and hand wash basin. With a window to the front elevation.

Bedroom Two 10'7" x 13'3"

With carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from fitted wardrobes.

Bedroom Three 10'0" x 9'6"

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

Bedroom Four 8'8" x 11'9"

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

Bathroom 9'3" x 6'6"

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

Outside

Front offers a driveway and garage, while the rear boasts a lawn, patio seating area, and fencing for privacy.

Garage 9'5" x 16'11"

A secure garage, accessible from the front elevation, ideal for vehicle storage or additional space for tools and equipment.





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	79	
(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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