



Offers In The Region Of £350,000 Freehold

2 GISBURN GROVE | FOREST TOWN | MANSFIELD | NG19 0GZ

BuckleyBrown
ESTATE AGENTS

ONE FOR THE FAMILY!...

Located in the highly desirable area of Forest Town, this impressive four-bedroom detached home offers spacious, flexible living accommodation, modern comforts, and fantastic outdoor features. Set within easy reach of excellent local amenities, this property will make the perfect family home.

Upon entry, you are welcomed by a bright and spacious hallway, leading into the well-appointed kitchen, which is fitted with a range of base and wall units and ample worktop space—perfect for everyday living and cooking. A separate utility room provides additional storage, with a convenient WC nearby. The generous living room features a beautiful feature fireplace, creating a warm focal point, and sliding doors open directly into the conservatory. Flooded with natural light from surrounding windows and doors leading to the garden, the conservatory serves as a relaxing additional living area, which can enjoy the outdoors all year round. Double doors from the living room lead into a formal dining room—ideal for family meals and entertaining guests. Completing the ground floor is a versatile office space.

Upstairs, the property continues to impress with four well-proportioned bedrooms, all of which benefit from fitted wardrobes for ample storage. Bedrooms one and two each enjoy their own private en-suite shower rooms, while the remaining bedrooms are served by a stylish family bathroom with a contemporary three-piece suite.

The front of the property features a private driveway and integral garage, offering off-street parking for multiple vehicles. The rear garden is designed for low-maintenance living, with an artificial lawn, paved patio seating area, and secure fenced boundaries. A standout feature of the home is the converted garage, which has been thoughtfully transformed into a stylish and functional bar/entertainment space. This unique addition is perfect for hosting friends and family, or simply unwinding in your own private retreat.





Entrance Hall

Surrounding doors provide access into;

Kitchen 7'10" x 12'0"

Complete with an array of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven and an electric hob with hood over. With a window to the front elevation and access into the Utility room. With karndean Flooring.

Utility

With an inset sink and drainer and space for appliances. With a door to the side elevation and access into the WC and dining room. With karndean flooring.

WC 2'9" x 5'10"

With a low flush WC and hand wash basin. With karndean flooring.

Dining Room 8'7" x 10'11"

With karndean flooring, window to rear elevation and double doors opening into the living room.

Living Room 10'4" x 18'7"

With oak flooring, feature fireplace and sliding doors opening into the conservatory.

Conservatory 7'10" x 12'11"

Complete with surrounding windows and double doors opening onto the garden. With Oak flooring.

Office 7'4" x 7'9"

With karndean flooring and a window to the front elevation.

Landing

Surrounding doors provide access into;

Bedroom One 10'2" x 10'4"

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



En-suite 5'5" x 5'7"

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

Bedroom Two 10'11" x 8'0"

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

En-suite 5'8" x 6'4"

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

Bedroom Three 6'10" x 10'0"

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

Bedroom Four 7'8" x 8'0"

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

Bathroom 5'10" x 7'7"

Complete with a three piece suite including a bathtub, low flush WC and hand wash basin.

Outside

The front of the property hosts a driveway and garage, providing off-street parking. The rear garden offers an artificial lawn, patio seating area and surrounding fences. With access into the converted garage which has been set up as a bar.

Converted garage

This former garage has been stylishly converted into a fully functional bar, offering a unique and sociable space ideal for entertaining. Featuring double doors that open directly onto the garden.

Garage 6'11" x 11'5"

Accessible from the front elevation.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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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