



£180,000 Freehold

23 CROSBY CLOSE | FOREST TOWN | MANSFIELD | NG19 0PW

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ESTATE AGENTS

A GREAT OPPORTUNITY!...

Welcome to this beautifully maintained three-bedroom home, ideally located in the ever-popular area of Forest Town — just moments from excellent local amenities, schools, shops, and transport links. With neutral decor throughout and a smart layout that suits modern family living, this property is move-in ready and full of potential.

Step inside and you're greeted by a warm and inviting living room, complete with a feature fireplace that adds a touch of charm and comfort. The open-plan kitchen/dining room sits at the heart of the home, offering a functional and sociable layout perfect for everyday living or entertaining guests. From here, the conservatory extends the living space, flooded with natural light and providing the perfect spot to relax while enjoying views over the garden.

Upstairs hosts three generously sized bedrooms, each offering versatile space—ideal for family life, guests, or even a dedicated home office. Completing the first floor is a contemporary family bathroom featuring a three-piece suite.

Outside, the home continues to impress with a driveway and garage offering convenient off-street parking and additional storage. The rear garden is fully paved for low-maintenance enjoyment and is enclosed by secure fencing—making it the perfect spot for alfresco dining or simply soaking up the sun in peace and privacy.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Living Room 14'5" x 15'0"

With carpeted flooring, feature fireplace and a window to the front elevation. With access into the kitchen/ dining room.

Kitchen/ Dining Room 9'10" x 15'1"

Complete with a range of matching wooden cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, gas hob with hood over and a breakfast bar. This room allows ample space for your dining furniture and offers direct access into the conservatory.

Conservatory 10'1" x 16'2"

With surrounding windows and a door providing access onto the garden.

Landing

With access into;

Bedroom One 8'5" x 15'1"

With carpeted flooring and windows to the front elevation.

Bedroom Two 8'4" x 9'11"

With carpeted flooring and a window to the rear elevation.

Bedroom Three 6'6" x 9'11"

With carpeted flooring and a window to the rear elevation.

Bathroom 5'7" x 6'1"

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



Outside

Outside, the property benefits from a driveway and garage, providing convenient off-street parking and storage. To the rear, the garden is fully paved for low-maintenance enjoyment and is enclosed by surrounding fencing.

Garage 8'5" x 16'5"

Accessible from the front elevation and through the conservatory.





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		84
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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