



Offers Over £215,000 Freehold

32 LITTLE HOLLIES | FOREST TOWN | MANSFIELD | NG19 0EB

BuckleyBrown
ESTATE AGENTS

AN ADDRESS TO IMPRESS... We're delighted to present this fantastic detached bungalow, ideally located in the heart of Forest Town. With excellent access to local amenities and transport links, this home offers a perfect blend of comfort and convenience.

As you step inside, you're welcomed into a bright hallway that leads through to a spacious and airy living room. This beautifully presented space features a charming focal fireplace and patio doors that open out to the rear garden, filling the room with natural light and creating an inviting atmosphere.

The modern kitchen is fitted with a stylish range of matching units and complementary work surfaces, offering ample space for meal preparation and everyday living.

There are two generously sized, neutrally decorated bedrooms. The master bedroom benefits from fitted wardrobes, providing convenient built-in storage while maintaining a clean and open feel.

Outside, the property continues to impress. The front garden features an attractive gravelled area, enhancing kerb appeal, while a driveway to the side provides off-street parking and access to a detached garage. The rear garden has been thoughtfully landscaped with a patio area and raised astroturf section, making it ideal for relaxing or entertaining during the warmer months.

This is a wonderful opportunity to secure a well-presented bungalow in a sought-after location. Early viewing is highly recommended – don't miss out!





Living Room 10'5" x 17'3"

Bright and airy living room complete with laminate flooring, beautiful feature fireplace, central heating radiator and patio doors leading out to the rear garden.

Kitchen 8'6" x 10'7"

Complete with a range of matching wall and base units with complimentary work surface over with splash back, inset sink and drainer with mixer tap, integrated oven with hob over and extractor fan above, space and plumbing for washing machine. There is a central heating radiator and window to rear elevation.

Hallway

Giving access

Bedroom One 10'5" x 11'6"

Complete with window to front elevation, carpet flooring, central heating radiator and fitted wardrobes.

Bedroom Two 8'6" x 9'10"

Complete with window to front elevation, carpet flooring, central heating radiator and two built in cupboards.

Shower Room 5'6" x 6'7"

Complete with a three piece suite comprising of shower cubicle, low flush wc and hand wash basin sit within vanity unit, full tiled walls, central heating radiator and window to side elevation.

Outside

To the front of the property there is a decorative gravel area creating a gorgeous



curb appeal. There is a driveway to the side providing off street parking and access to the garage. To the rear there is a lovely garden having a patio seating area and steps leading to astroturfed lawn. There is plentiful space for utilising your outdoor furniture in the warmer months.

Garage 9'5" x 16'9"

Providing secure parking or additional storage.





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	64	
(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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