



Offers Over £375,000 Freehold

3 OLIVE GROVE | FOREST TOWN | MANSFIELD | NG19 0AP

BuckleyBrown
ESTATE AGENTS

A WARM WELCOME AWAITS!...

Welcome to this charming four-bedroom detached bungalow, ideally located in the ever-popular area of Forest Town, within easy reach of excellent local amenities, schools, shops, and transport links. Brimming with comfort and versatility, this home is perfectly suited for family living.

Step inside and you are greeted by a welcoming hallway that sets the tone for the spacious and inviting accommodation. The modern kitchen is fitted with a stylish range of cabinetry and a breakfast bar, making it the perfect spot for morning coffee or casual dining. Open-plan flow leads seamlessly into the conservatory, currently utilised as a dining room, with surrounding windows that flood the space with natural light and double doors that open out to the garden—an ideal setting for family meals or entertaining. A convenient ground-floor WC adds extra practicality to daily life. The living room is warm and inviting, complete with a charming feature fireplace that creates a central focal point, making it the perfect space to relax, unwind, or spend cosy evenings with loved ones. The ground floor also offers two well-proportioned bedrooms alongside a family bathroom, providing flexible options for family, guests, or home working.

Heading upstairs, you'll find two further generously sized bedrooms, each enhanced with walk in wardrobes for excellent storage. A loft space provides additional potential and can be adapted to suit your lifestyle needs, whether as a study, hobby area, or extra storage.

Externally, the property continues to impress. To the front, a gated entrance leads to a private driveway and garage, providing ample off-street parking. Gravelled areas and neat surroundings add to the kerb appeal. To the rear, the garden is both private and inviting, featuring a laid lawn, patio seating area, and secure fencing—perfect for relaxation, outdoor dining, or simply enjoying the fresh air.

Call today to view!!!





Entrance Hall

With surrounding doors providing access into;

Kitchen 7'10" x 15'11"

The modern kitchen is complete with a range of matching wall and base units and ample worktop surfaces. It features an inset sink and drainer, integrated wine cooler, dishwasher, new washing machine, double oven, worktop down-lights, breakfast bar seating area and a window to the front elevation. This room offers an open plan design through to the conservatory/ dining room.

Conservatory/ Dining Room 9'10" x 15'7"

Complete with surrounding windows, a door to the side elevation and double doors opening onto the rear garden.

WC 2'7" x 4'10"

With a low flush WC and a window to the side elevation.

Living Room 11'11" x 22'3"

With laminate flooring, feature fireplace and windows to the front and side elevation. The feature fireplace is a remote controlled electric fire with a natural stone fireplace.

Bedroom One 11'11" x 13'6"

With laminate flooring and a window to the rear elevation.

Bedroom Two 9'11" x 11'2"

With carpeted flooring and a window to the rear elevation.

Bathroom 6'4" x 6'6"

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

Landing

With access into;

Bedroom Three 12'0" x 13'7"

With carpeted flooring, walk in wardrobe and a window to the side elevation.

Bedroom Four 7'7" x 12'0"

With laminate flooring, a walk-in wardrobe, and a window to the side elevation. Bedroom 4 also benefits from door access to the loft, offering excellent potential for an easy transformation into a further large bedroom and/or en-suite, providing flexibility to suit your needs.

Loft

With ample space to be utilised to suit your needs.

Outside

The front of the property benefits from a garage and driveway, providing ample off-street parking, along with a gated entrance and surrounding gravelled areas. To the rear, the garden offers a laid lawn, patio seating area, and surrounding fences, as well as two 6 x 3 metre log cabins, both fitted with electric and lighting—perfect for versatile use.

Additional Information

- The property has an ADT alarm system with video doorbell and 3 extra cameras around property. New in 2022

- The Garage has an Electric remote controlled garage door. New in 2023.

-Windows fitted throughout New in 2023

-Gas boiler new in 2024





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.

CC Ltd ©2018

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		
(81-91) B		
(69-80) C		
(55-68) D	69	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



3 OLIVE GROVE
FOREST TOWN
MANSFIELD
NOTTINGHAMSHIRE
NG19 0AP

BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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.

BuckleyBrown
ESTATE AGENTS