



£280,000 Freehold

1 WELBURN CLOSE | FOREST TOWN | MANSFIELD | NG19 0QS

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ESTATE AGENTS

MODERN AND TRANQUIL...Nestled in the charming neighbourhood of Welburn Close, Forest Town, Mansfield, this delightful detached house offers a perfect blend of comfort and convenience. The area is known for its friendly community and proximity to local amenities, making it an ideal setting for families and individuals alike. With easy access to nearby parks and schools, this location truly embodies the essence of suburban living.

Flowing through an open-plan ground floor, the home features a spacious living room, dining area, and kitchen that seamlessly connect to create a bright and welcoming space. This versatile layout is perfect for modern living—ideal for entertaining guests, family gatherings, or simply relaxing together. The kitchen is well-appointed, providing ample room for culinary creativity and everyday meals, while the open design ensures a sense of connection throughout the home.

Venturing upstairs, you will discover three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The natural light that floods these rooms creates a bright and airy atmosphere, making them perfect for unwinding after a long day. The bathroom, conveniently located on this floor, is equipped with modern fixtures, including a bath and shower with excellent water pressure, providing a serene space for your daily routines.

Outside, the property boasts a lovely garden, ideal for enjoying the fresh air and sunshine. Whether you envision hosting summer barbecues or simply relaxing with a good book, this outdoor space is sure to impress. Additionally, the garage provides practical storage solutions, ensuring that your belongings are kept safe and secure. This charming home in Welburn Close is a wonderful opportunity for those seeking a peaceful yet vibrant lifestyle in Mansfield.





Hall

Hallway leading into ground floor rooms.

Kitchen 6'0" x 12'8"

High gloss matching cabinet's with worktops above. Integrated appliances such as an oven, fridge and freezer, an inset sink and window to the front elevation.

Dining Room 9'10" x 11'4"

Open plan dining area with ample space for your desired dining furniture and window to the rear elevation.

Living Room 7'6" x 9'2"

Following on from the dining room you'll find the open plan living room with central heating radiator and patio doors to the rear elevation.

WC

Low flush WC with hand wash basin.

Landing

Landing leading into first floor rooms.

Bedroom One 14'10" x 9'7"

Spacious carpeted bedroom with central heating radiator and window to the rear. Access to its own en suite.

En Suite 6'2" x 5'10"

Three piece suite with hand wash basin, shower and low flush WC.

Bedroom Two 8'1" x 11'10"

Carpeted bedroom with central heating radiators, central heating radiator, built in wardrobe and window to the front elevation.

Bedroom Three 9'6" x 8'8"

Carpeted bedroom with central heating radiators, central heating radiator, built in wardrobe and window to the front elevation.

Bathroom 6'2" x 6'7"

Three piece family bathroom with bath and shower above, low flush WC and hand wash basin.

Loft

With access and flooring.

Outside

A driveway is located to the front elevation together with a lawn area. To the rear, there is a spacious garden laid to lawn with a paved patio area.

Garage

Garage with space for vehicles/storage.





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		
(81-91) B		
(69-80) C		
(55-68) D	72	77
(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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