



Offers Over £170,000 Freehold

8 COLBY CLOSE | FOREST TOWN | MANSFIELD | NG19 0LS

**BuckleyBrown**  
ESTATE AGENTS

## A QUIET AND COMFORTABLE FAMILY HOME IN FOREST TOWN!!...

Situated in the peaceful Colby Close, Forest Town, Mansfield, this delightful link detached house offers well-proportioned living space with character and practicality throughout.

A welcoming hallway leads to all principal rooms and a handy downstairs cloakroom with a two-piece suite and housing the central heating boiler. The living room is carpeted and features a charming fireplace, creating a warm and inviting space, with a window overlooking the front.

The kitchen/dining room features tiled flooring, ample storage cupboards, work surfaces, an integrated hand wash basin, plumbing for a dishwasher, space for a dining table, and sliding doors providing access to the conservatory. The conservatory, fitted with laminate flooring and French doors, offers additional living space with a pleasant view of the garden.

There are also two utility rooms with laminate flooring, storage, and windows, one with access to the outside—perfect for practical day-to-day living and benefits from plumbing for a washing machine, adding extra convenience.

Upstairs, the landing provides access to three bedrooms. Bedroom one is carpeted with generous storage cupboards and two front-facing windows. Bedroom two features laminate flooring and a rear-facing window, while bedroom three is carpeted with a rear-facing window. The bathroom includes a three-piece suite with a low-flush toilet, hand wash basin, and bath with overhead shower.

Externally, the property offers off-road parking to the front, including a car port for sheltered vehicle storage. At the rear, a patio and lawn provide a traditional garden space, ideal for relaxing or entertaining.

A well-loved home full of character, ideal for families seeking a practical property in a quiet Forest Town location.





#### Hall

Access to;

#### Downstairs Cloakroom 3'3" x 4'11"

Downstairs cloakroom with a two-piece suite and housing the central heating boiler.

#### Living Room 14'11" x 14'8"

Completed with carpeted flooring, featured fireplace, central heating radiator and a window overlooking the front of the property.

#### Kitchen/Dining Room 14'11" x 9'10"

Tiled flooring, ample storage cupboards with work surfaces, an integrated hand wash basin, plumbing for a dishwasher, central heating radiator, space for a dining table and sliding doors providing access to the conservatory.

#### Conservatory 14'11" x 7'1"

Including laminate flooring, central heating radiator and French doors providing access to the outside.

#### Utility 7'8" x 4'4"

Laminate flooring, integrated hand wash basin with a window above, plumbing for a washing machine and additional storage cupboard.

#### Utility 7'8" x 11'2"

Laminate flooring, additional storage, central heating radiator, window to the front, and access to the outside.

#### Landing

Additional storage cupboard and access to;



#### Bedroom One 14'10" x 11'5"

Consists of carpeted flooring, ample storage cupboards, central heating radiator and two windows overlooking the front of the property.

#### Bedroom Two 6'6" x 9'10"

Laminate flooring, central heating radiator and a window to the rear.

#### Bedroom Three 8'3" x 9'10"

Carpeted flooring, central heating radiator and a window to the rear.

#### Bathroom 3'11" x 3'3"

Three-piece suite featuring tiled flooring, low-flush toilet, hand wash basin, bath with overhead shower, central heating radiator and a window to the side of the property.

#### Outside

The property offers off-road parking, along with an additional car port for added convenience. To the rear, there is a patio and lawn area, providing an ideal space for outdoor dining, relaxation, and entertaining guests.

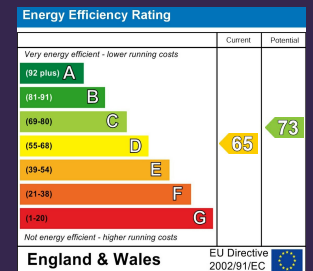




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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 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.



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