



SIENA GARDENS | FOREST TOWN | MANSFIELD | NG19 0RT

BuckleyBrown
ESTATE AGENTS

SIMPLY THE BEST!!.. Located on a fantastic plot in the sought after area of Forest Town stands this excellent four-bedroom family home! Situated nearby to a wealth of excellent shops and amenities, this detached property has been kept to an immaculate standard throughout and is situated upon three floors, allowing plenty of space for growing families! Let's take a peek inside..

The first room to catch your eye upon entry is the fantastic kitchen where you'll find everything you need to prepare tasty meals throughout the day, along with space for all essential appliances. The living room is just next door and provides a homely and welcoming setting to put your feet up, with ample space for furnishings and homely touches. There's a wealth of natural light that flows through here beautifully, and you'll also find there's French doors that lead you out to the rear garden. Excellent when entertaining guests!

The first floor welcomes you to three superb bedrooms, all of which have been kept to a high standard throughout with excellent versatility. The family bathroom can also be found just off the landing and completes the floor nicely with a modern three piece suite where you can enjoy unwinding after a long day. The master bedroom can be found on the second floor and benefits from not only a terrific range of fitted wardrobes, but also a private and stylish ensuite facility. Not to mention two beautiful velux windows.

The outside space complements the property wonderfully and benefits from a well-maintained rear garden with patio seating area and lawn perfect for enjoying a summer BBQ with family and friends. To the front of the property is a detached garage and drive, allowing space for handy off-road parking. What's not to love?

We highly advise an early viewing for this one so don't delay! Call our team now and book in a viewing!





Entrance Hall

With central heating radiator, stairs leading up to the first floor and access into;

Kitchen 8'11" x 12'8"

Complete with a great range of modern units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, gas hob with extractor fan above, space and plumbing for a washing machine, central heating radiator and window to the front elevation.

Living Room 8'10" x 12'8"

With fitted carpets, central heating radiator, window to the rear elevation and French doors leading out to the rear garden.

WC

Complete with a low flush WC, hand wash basin and chrome heated towel rail.

First Floor Landing

With fitted carpets, storage cupboard, central heating radiator, window to the front elevation, stairs leading up to the master bedroom and access into;

Bedroom Two 8'11" x 10'5"

With fitted carpets, central heating radiator and window to the rear elevation.

Bedroom Three 6'9" x 9'10"

With fitted carpets, central heating radiator and window to the rear elevation.

Bedroom Four 7'0" x 8'9"

With fitted carpets, central heating radiator and window to the front elevation.

Family Bathroom 6'9" x 6'4"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin and opaque window to the side elevation.



Master Bedroom 10'1" x 15'2"

With fitted carpets, fitted wardrobes, storage cupboard, central heating radiator, two velux windows and access into a private ensuite facility.

Ensuite 5'7" x 6'3"

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin, chrome heated towel rail and velux window.

Outside

Featuring a beautifully maintained garden to the rear with patio seating area, lawn and a surrounding fence for additional privacy. To the front of the property is a detached garage (3.42m x 6.03m) and drive, allowing space for off-road parking. The property also benefits from being fully alarmed for added peace of mind.



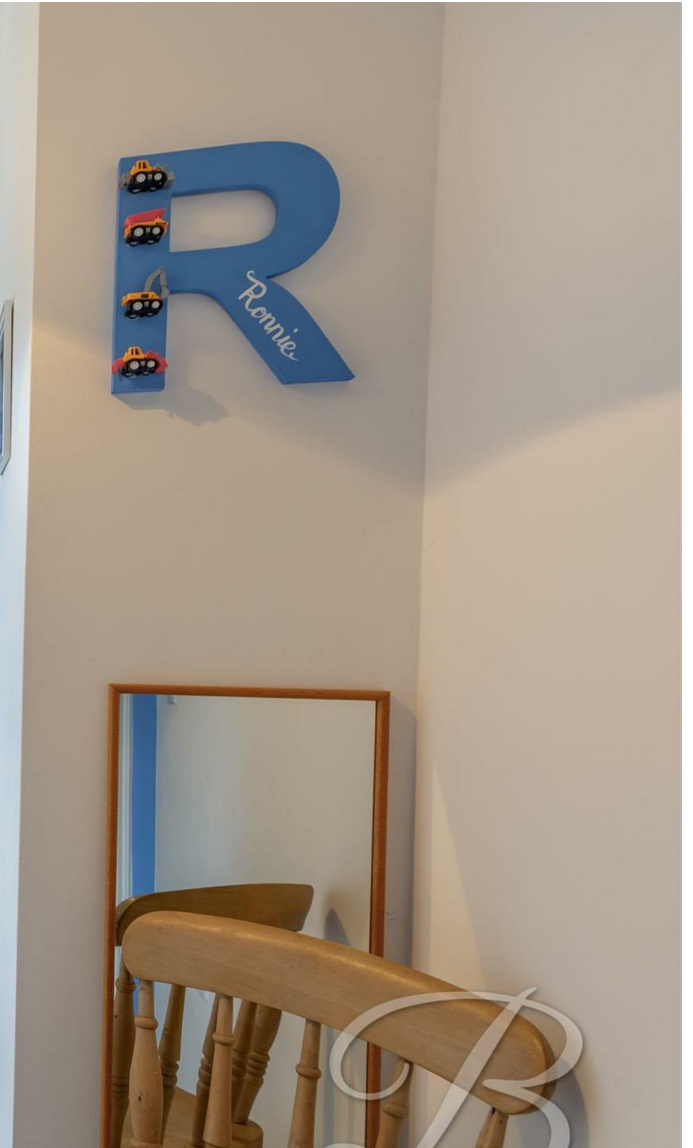


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(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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