



Offers Over £170,000 Freehold

HEATHERLEY DRIVE | FOREST TOWN | MANSFIELD | NG19 0PY

**BuckleyBrown**  
ESTATE AGENTS

ONE FOR THE FAMILY!...This charming three-bedroom semi-detached home has been beautifully maintained, offering a perfect blend of quality fixtures and neutral tones throughout. The versatile and spacious layout is ideal for families, with generous living areas and bedrooms. The property is ideally situated with local schools and excellent links to the town centre right on your doorstep.

On the ground floor, you'll find a welcoming entrance hall leading into a well-appointed kitchen, complete with modern appliances and ample work space. The expansive living room/dining room is light and airy, featuring French doors that open out to the rear garden, allowing for seamless indoor-outdoor living. A cosy electric fireplace adds character to this inviting space.

Upstairs, the first floor comprises three well-sized bedrooms, each offering plenty of natural light. The master bedroom features fitted wardrobes and two additional bedrooms provide ample space for family members or guests. A contemporary shower room on this floor adds convenience.

Outside, the property boasts a shared driveway providing off-street parking and access to an integral garage. The rear garden is a true highlight, featuring a patio seating area perfect for outdoor dining, with steps leading up to a tiered lawn with mature shrubbery, offering a private and delightful space to enjoy.

This home won't be around for long, so call now to arrange a viewing!





Living Room/Dining Room 15'7" x 16'3"

With carpet to flooring, central heating radiator, coving, feature fireplace and French doors leading outside.

Kitchen 6'9" x 9'3"

Fitted with matching wall and base units, work surface, ceramic hob, splash back, extractor fan, inset sink with mixer tap above, tiled walls, plumbing for a washing machine and tumble dryer. Along with a window to the front elevation.

Bedroom One 7'10" x 12'1"

With carpet to flooring, central heating radiator, coving and window to the rear elevation.

Bedroom Two 8'7" x 11'0"

With carpet to flooring, central heating radiator, coving, fitted wardrobes and window to the front elevation.

Bedroom Three 6'5" x 7'4"

With carpet to flooring, central heating radiator, coving and window to the rear elevation.



Shower Room 5'5" x 6'6"

Complete with an enclosed shower, low flush WC, pedestal sink, full height tiling and an opaque window.

Outside

With a driveway providing off-street parking and an integral garage. There is a well-sized garden to the rear with a patio seating area, steps leading to the tiered lawn and mature shrubbery.



Ground Floor  
42 sq.mt / 452.08 sq.ft  
Approx

First Floor  
38 sq.mt / 409.02 sq.ft  
Approx



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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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