



£335,000 Freehold

6 DENTON CLOSE | FOREST TOWN | MANSFIELD | NG19 0PX

BuckleyBrown
ESTATE AGENTS

YOUR DREAM FAMILY HOME...

Tucked away in the popular residential area of Forest Town, this beautifully maintained four-bedroom detached property offers the perfect blend of style, comfort, and practicality. With generous room sizes, a thoughtful layout, and quality finishes throughout, it's a home that's ideal for growing families.

As you step through the front door, you're greeted by a welcoming entrance hallway that sets the tone for the rest of the property. At the heart of the home is a stunning open-plan kitchen and dining room, perfect for modern family life. The kitchen is fitted with a stylish range of contemporary wall and base units, a central island and quality appliances. This space flows effortlessly into the dining area, which enjoys plenty of natural light and opens directly onto the rear garden, making it ideal for both everyday meals and entertaining. From the dining area, there's access to a versatile playroom, which could also serve as a home office, snug, or hobby space. The spacious living room is a lovely retreat with ample space for relaxing and socialising, while the utility room provides a practical space for storage. Completing the ground floor is a modern shower room, offering convenience for guests or busy households.

Upstairs, you'll find four well-proportioned bedrooms, three of which benefit from built-in wardrobes. The family bathroom is fitted with a modern three-piece suite.

Externally, the property continues to impress. To the front, a block-paved driveway provides ample off-street parking, complemented by the garage for additional storage or vehicle use. There's also a well-kept laid lawn with surrounding shrubbery, enhancing the home's kerb appeal. The rear garden offers a private and enclosed outdoor space, ideal for both children and entertaining. It features a decked seating area, perfect for summer dining or relaxing, a generous lawn ideal for play or gardening, and is bordered by mature shrubbery and secure fencing.





Entrance Hall

With laminate flooring, stairs to first floor, built in storage cupboard and surrounding doors providing access into;

Kitchen/ Dining Room 10'6" x 19'1"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, central island and space for appliances. This room offers ample space for your dining furniture. With access into the play room and living room. Window to rear elevation and double doors providing direct access onto the garden.

Play room 8'6" x 11'3"

With laminate flooring and windows to the front and rear elevation.

Living Room 13'1" x 18'4"

With laminate flooring, feature fireplace and a window to the front elevation.

Utility Room

With further cabinetry and space for appliances. With a window and door to the rear elevation.

Shower Room 5'2" x 6'11"

Complete with a three piece suite including a walk in shower, low flush WC and a hand wash basin. With a window to the rear elevation.

Landing

Surrounding doors provide access into;

Bedroom One 11'4" x 11'7"

With carpeted flooring, fitted wardrobe and a window to the front elevation.



Bedroom Two 9'10" x 11'7"

With carpeted flooring, fitted wardrobe and a window to the front elevation.

Bedroom Three 9'10" x 12'8"

With carpeted flooring, fitted wardrobe and a window to the rear elevation.

Bedroom Four 8'0" x 12'8"

With carpeted flooring and a window to the rear elevation.

Bathroom 6'5" x 7'11"

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

Outside

The front of the property hosts a block paved driveway and garage, providing

ample off-street parking as well as a laid lawn area with surrounding shrubbery. The rear garden offers a decked seating area, laid lawn and surrounding shrubbery and fencing.

Garage 8'10" x 17'0"

Accessible from the front elevation.



Ground Floor
98 Sq.m/ 1056.06 Sq.ft
Approx



First Floor
74 Sq.m/ 794.89 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		
(81-91) B		
(69-80) C		
(55-68) D	72	74
(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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FOREST TOWN
MANSFIELD
NOTTINGHAMSHIRE
NG19 0PX



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



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