



£265,000 Freehold

12 FOREST FOLK DRIVE | | BLIDWORTH | NG21 0US

BuckleyBrown
ESTATE AGENTS

A PLACE TO CALL HOME... Welcome to this wonderful home on Forest Folk Drive offering a delightful setting for this newly built detached house. Surrounded by the natural beauty of the countryside, this property is perfect for those seeking a peaceful retreat while still being conveniently close to local amenities. Let's take a look inside...

As you step inside, you are greeted by a spacious reception room that exudes warmth and comfort. This inviting space is perfect for entertaining guests or enjoying quiet evenings with family. Moving through you will find an open-plan d modern kitchen/diner, which is equipped with essential appliances and ample storage, making it a joy for any home cook. Adjacent to the kitchen, you will find a well-appointed WC, adding convenience to the ground floor layout.

Venturing upstairs, you will discover three generously sized bedrooms, each designed to provide a tranquil haven for rest and relaxation, two of which host built in bedrooms. The master bedroom has the luxury of en-suite bathroom, offering a private retreat for unwinding after a long day. Just off the landing is a neutral three piece suite for the whole family to enjoy.

Outside, the property features a lovely garden that invites you to enjoy the fresh air and sunshine. The outdoor space is perfect for summer barbecues, gardening, or simply soaking in the serene surroundings. With ample parking available, this detached house on Forest Folk Drive is not just a home; it is a lifestyle choice, offering comfort, modern living, and a connection to nature.

Call now to arrange a viewing!





Entrance Hallway

Window to the side and further access into;

Living Room 12'0" x 16'6"

Carpeted reception room with a central heating radiator and a large window to the front elevation.

Kitchen 14'4" x 9'9"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the rear elevation.

Dining Room 14'4" x 9'9"

Versatile space offering ample room for your desired furnishings, complemented by patio doors opening onto the rear garden. Access to a handy downstairs WC.

WC

Fitted with a hand wash basin, low flush WC and a window to the side elevation.

Landing

Window to the side and further access into;

Bedroom One 8'2" x 14'4"

Carpeted flooring, central heating radiator, built in wardrobes, an en suite and a window to the rear elevation.

En Suite 6'4" x 5'1"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear.

Bedroom Two 8'2" x 11'10"

Carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.



Bedroom Three 6'4" x 8'6"

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

Bathroom 6'4" x 5'1"

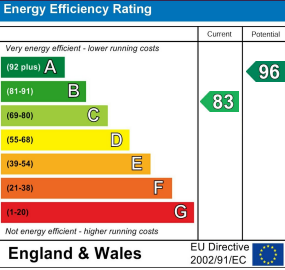
Three piece family bathroom located off the landing, including a hand wash basin, low flush WC and a bath.

Outside

Low maintenance frontage with a private driveway leading to a single garage, allowing secure off road parking at all times. The rear garden boasts a an expansive lawn, patio seating area and fence surround.



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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