



**7 Robey Close, Forest Town NG19 0DY**

**Offers Around £280,000**

Perfect for the discerning homeowner contemplating retirement or family seeking a home with the advantages of single storey living.

- DESIRABLE LOCATION
- PRACTICAL LAYOUT
- COMFORTABLE LOUNGE
- SEPARATE DINING ROOM/THIRD BEDROOM
- PRIVATE GARDENS

## DESCRIPTION AND SITUATION

The sale of this well designed bungalow will be of immediate interest to the more discerning homeowner contemplating retirement as well as the family buyer seeking a home with all of the advantages to be gained from single storey living.

The property forms part of a small, select development in a cul-de-sac setting. A short walk from the property will take you to Clipstone Road West where there are various shops catering for everyday needs.

The property provides a practical layout; there is a well proportioned lounge at the back of the property with patio doors opening to the rear gardens. The kitchen has ample space for a breakfast table and there is a further, useful separate utility room.

the bedrooms are all of a good size - two of which have fitted wardrobes and the third bedroom is equally suitable for use as a dining room if preferred.

The property is tucked away at the bottom of the cul-de-sac and the rear gardens enjoy a good degree of natural privacy.

Now vacant, early possession is readily available (subject only to formal completion) since there will be no "chain" forming above. Properties within this development have always been popular and we have no hesitation in recommending an early inspection.

## ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

### FULLY ENCLOSED STORM PORCH

### ENTRANCE HALL

With walk in cloaks cupboard and central heating radiator.



### CLOAKROOM/WC 3'7" x 6'11" (1.1 x 2.12)

Equipped with a wash hand basin, WC, double glazed window and central heating radiator.

### BREAKFAST KITCHEN 9'7" x 10'4" (2.93 x 3.16)

Equipped with base and wall mounted storage cupboards including a stainless steel single drainer sink unit, space for cooker, integrated fridge, space for a breakfast table, double glazed window and central heating radiator.





**REAR ENTRANCE VESTIBULE/UTILITY ROOM 5'0" x 8'6" (1.53 x 2.6)**

With plumbing for washer, space for freezer, wall mounted gas boiler and door to rear gardens.

**LOUNGE 11'8" x 19'5" (3.58 x 5.94)**

A well proportioned lounge situated at the back of the property with patio door overlooking the rear gardens. Feature rustic brick fireplace with electric focal fire. Central heating radiator and coving to the ceiling.

**DINING ROOM/BEDROOM 8'8" x 10'4" (2.65 x 3.16)**

Double glazed window and central heating radiator.



**BEDROOM 11'8" x 14'4" (3.58 x 4.38)**

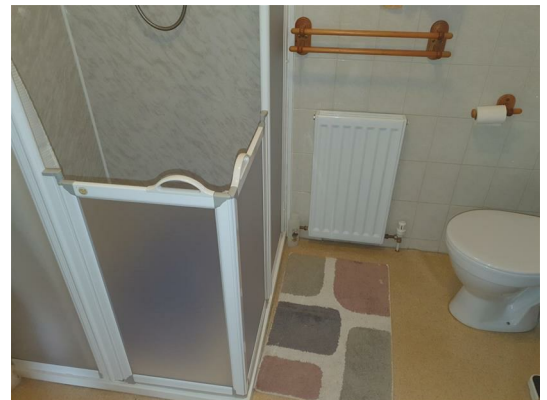
With a run of fitted wardrobes having sliding mirror doors providing plenty of hanging and storage space. Double glazed window and central heating radiator.

**BEDROOM 8'9" x 11'1" (2.69 x 3.4)**

Fitted wardrobes with mirror sliding doors. Double glazed window and central heating radiator.

**SHOWER ROOM/WC 5'6" x 7'9" (1.68 x 2.37)**

With walk in shower cubicle with electric shower, wash hand basin, WC, double glazed window and central heating radiator.



**OUTSIDE**

A paved driveway provides ample off street parking and gives access to an integral garage (2.58 x 5.0) with electrically operated roller shutter door and personal door to the rear. The front gardens are mainly covered in gravel for ease of maintenance. The rear gardens enjoy a good degree of natural privacy and comprise lawns, flower beds surrounded by fencing.

**TENURE**

Freehold with vacant possession on completion.

**VIEWING**

Arranged with pleasure by the Sole Selling Agents.

**SERVICES**

All main services are available and connected. Drainage is to the main sewer. According to the Find My Street website, Robey Close is an adopted highway repairable at the public expense.

**COUNCIL TAX BAND - d**

The local authority is Mansfield District Council. The property is listed in Band D for Council Tax purposes.

Robey Close, Forest Town



**DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
		65	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A (92 plus)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	