



Garwick Close  
Forest Town Mansfield





# Garwick Close Forest Town Mansfield NG19 0LU

for sale offers over  
**£160,000**



## Property Description

If you're looking for a beautiful bungalow located on a quiet cul-de-sac then please look no further! Burchell Edwards are proud to present you this two bedroom detached bungalow on Garwick Close, Forest Town. The property is situated in a fantastic location having local amenities such as supermarkets, petrol stations and great road links with bus routes all within walking distance. In brief, the property comprises of entrance hall, kitchen, lounge with log burner, two bedrooms, a family bathroom and to finish a conservatory with doors to the rear garden. The property is both gas and water centrally heated with UPVC double glazed windows throughout. To the front of the property is a driveway providing parking along with a detached garage for additional parking or storage. The rear garden is low maintenance and is privately enclosed with a fenced boundary. A great opportunity to downsize in a quiet residential area!

## Front Elevation

To the front of the property is a small raised bed with shrubs and flowers, giving a welcoming feeling as you approach. To the right hand side is a paved driveway offering parking and gated access to the front door, garage and garden.

## Entrance Hallway

With a UPVC front door to the side of the property, tiled flooring fit to finish, a cupboard housing the boiler and a wall mounted radiator. This space opens up to:

## Lounge

14' 1" max x 16' 3" max ( 4.29m max x 4.95m max )  
Fitted with carpeted flooring, two DG UPVC windows to the front elevation, two separate wall mounted radiators and a log burner with a brick built surround mantelpiece.

## Kitchen

7' 5" x 8' 11" ( 2.26m x 2.72m )  
This fully fitted kitchen has matching wall and base units for storage with work surfaces over that incorporates a one and a half composite

sink and drainer with mixer taps, integrated electric oven, gas hob, cooker-hood, plumbing for washing machine, space for standing fridge freezer or under counter fridge and freezer, tiled flooring, tiled splashbacks and UPVC double glazed window to the rear elevation.

## Conservatory

6' 8" + door recess x 13' 6" ( 2.03m + door recess x 4.11m )

This additional space offers a further reception room or dining room, and is UPVC built with a DG UPVC door to the right, UPVC DG windows to the side and rear, tiled flooring to finish and a wall mounted radiator.

## Bedroom One

.9' 9" into recess x 12' 4" ( 2.97m into recess x 3.76m )

Bedroom One is a generous sized double and has carpeted flooring, a wall mounted radiator and a UPVC double window to the front elevation.

## Bedroom Two

8' 9" into recess x 9' 2" ( 2.67m into recess x 2.79m )

Bedroom two is another generous size and has carpeted flooring, a wall mounted radiator and wooden French doors to the conservatory along with loft access.

## Bathroom

Fitted with W.C, pedestal wash hand basin, panelled bath with electric shower over. tiled flooring, fully tiled splashbacks, towel radiator and UPVC double glazed opaque window to the rear elevation.

## Rear Garden

The garden to the rear is a secure and enclosed space with a fenced boundary, raised flower beds with a range of plants, shrubs and tree, seated patio area and lair to lawn area along with metal storage shed and

access to the single garage.

### Agent Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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