



Hambleton Rise
Forest Town Mansfield

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Forest Town Mansfield NG19 0QZ

for sale guide price
£330,000



Property Description

Spacious and Stylish Four-Bedroom Detached Home in Hambleton Rise, Forest Town

Nestled in the sought-after location of Hambleton Rise in Forest Town, this impressive four-bedroom, three-storey detached property offers modern living with generous space and standout features that make it perfect for families and entertainers alike.

Step inside to discover a versatile ground floor, featuring a fantastic games room complete with a stylish bar area and convenient WC – ideal for hosting guests or enjoying relaxing evenings at home.

The first floor boasts a contemporary open-plan kitchen and dining area, perfect for both everyday living and entertaining. A spacious lounge, dedicated study, and practical utility room complete this well-thought-out level, providing ample space for modern lifestyles.

On the second floor, you'll find four well-proportioned bedrooms, including a master with its own en-suite, as well as a sleek family bathroom – all finished to a high standard.

Externally, the front elevation offers great kerb appeal with a driveway and well-maintained lawn, while the rear garden is designed for low maintenance and maximum enjoyment, featuring a decking area, sun house, and a lawned section – perfect for summer days.

With its spacious layout, stylish design, and unique games room and bar, this exceptional home combines comfort, functionality, and flair. Viewing is highly recommended to fully appreciate what this beautiful property.

Ground Floor

Entrance Hall

Entry via composite door, finished with laminate flooring.

Cloakroom/Wc

Located on the ground floor the cloakroom consists of ceramic toilet and sink, double glazed window to front, wall mounted radiator and laminate floor to finish.

Bar Area

Irregular Shaped Room x (x)
Garage conversion ideal for games room, lounge or office with built in bar under the stairs, wall mounted radiator and carpeted floor to finish.

First Floor

First Floor Landing

First floor landing with double-glazed window to side, wall mounted radiator, access to second floor and carpet flooring to finish.

Lounge

12' 1" x 17' 3" (3.68m x 5.26m)
The lounge comprises of two double-glazed windows to front, wall mounted radiator, and laminate flooring to finish.

Study

10' 2" x 6' 5" (3.10m x 1.96m)
The study offers double glazed window to rear, wall mounted radiator and laminate floors to finish.

Kitchen/Diner

17' 11" max x 19' 3" max (5.46m max x 5.87m max)

The kitchen includes matching wall and base mounted units, composite half sink and drainer mix, double-glazed window to front, French door to rear, wall mounted radiator, five ring gas hob, cooker hood with electric oven/grill, wine cooler, tiled splashback, and vinyl floor to finish.

Utility

5' 8" plus door recess x 5' 6" (1.73m plus door recess x 1.68m)

Utility room comprises of composite door to rear garden, stainless steel sink and drainer, tiled splashback, boiler, wall mounted radiator, with vinyl floor to finish.

Second Floor

Second Floor Landing

Second floor landing with double-glazed window to side, wall mounted radiator, cupboard and carpet flooring to finish.

Bedroom One

12' 4" x 15' 3" into recess + wardrobe (3.76m x 4.65m into recess + wardrobe)

The master bedroom comprising of double-glazed windows to front, wall mounted radiator, fitted wardrobes with laminate floor to finish.

En-Suite

En-suite situated off the master bedroom includes walk-in shower cubicle with rainfall shower, vanity with wash-hand basin and toilet, partly tiled splashback, wall mounted radiator, double glazed window to side, and vinyl flooring to finish.

Bedroom Three

8' 11" into recess x 11' 2" (2.72m into recess x 3.40m)

Bedroom two includes double-glazed window to rear, wall mounted radiator, and laminate floor to finish.

Bedroom Two

9' 4" x 10' 4" into recess (2.84m x 3.15m into recess)

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and laminate floor to finish.

Bedroom Four

10' 3" x 7' 1" (3.12m x 2.16m)

Bedroom four includes double-glazed window to rear, wall mounted radiator and carpeted floor to finish.

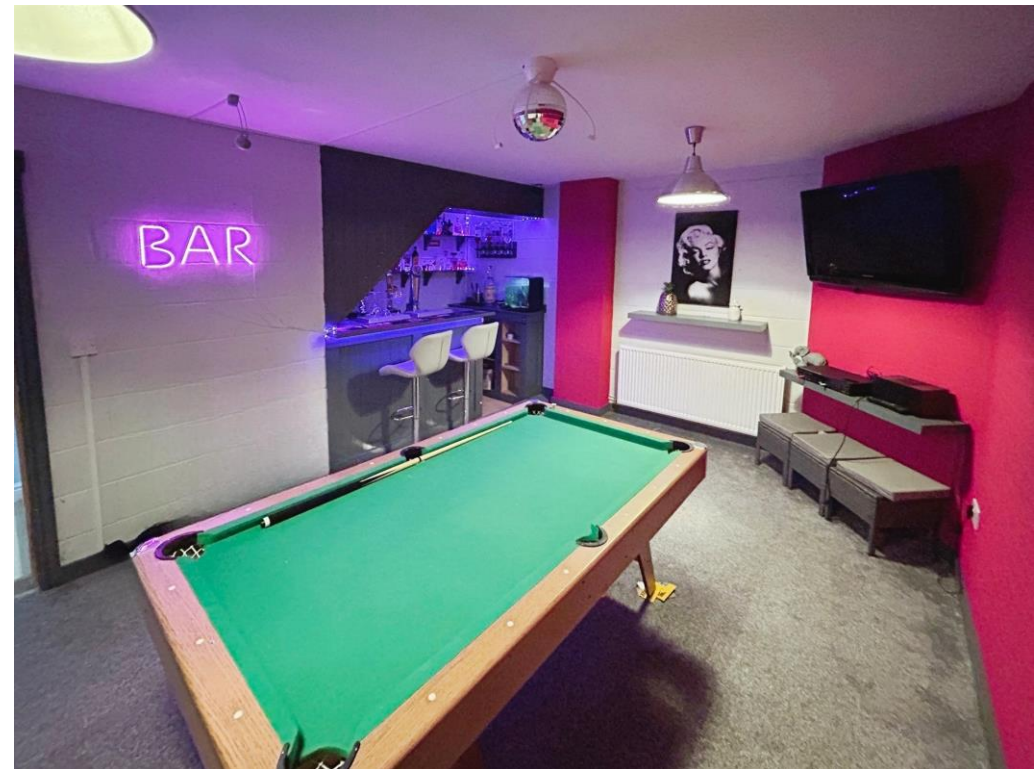
Bathroom

The bathroom is finished with a ceramic toilet/sink into vanity, P bath with rainfall shower over, double glazed window to front, wall mounted towel radiator, tiled splashback, extractor fan and vinyl floor to finish.

Externals

To the front of the property, a double driveway offering off street parking with lawned area and side gated access to the rear.

The rear garden is the perfect spot for relaxing or hosting benefiting from a low maintenance decking area, laid to lawn section with shed and summer house, fully enclosed fenced boundary and trees and shrubs for decoration.









To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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