



Guide Price £190,000 Freehold

4 CROSBY CLOSE | FOREST TOWN | MANSFIELD | NG19 0PW

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***** NEW GUIDE PRICE OF £190,000 - £200,000 *** GREAT OPPORTUNITY.**

Welcome to this wonderful detached property on Crosby Close, Forest Town, presenting an excellent opportunity for first-time buyers or savvy investors. The property is set in a peaceful neighbourhood, offering a sense of community while being conveniently close to local amenities and transport links. Let's take a look inside...

Upon entering the ground floor, you will find a spacious open plan reception room that provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The layout allows for versatile use, whether you envision a cosy living space or a vibrant area for family gatherings. The kitchen, though not detailed here, is functional and well-suited for everyday cooking needs, making it an ideal space for those who enjoy culinary pursuits. To the rear of the property is a bright and airy conservatory leading onto the rear garden. Finally, the ground floor benefits from a convenient wc.

Moving upstairs, the property boasts three well-proportioned bedrooms, each offering ample natural light and potential for personalisation. These rooms are perfect for creating comfortable sleeping quarters or even a home office, catering to the needs of modern living. The bathroom, conveniently located on this floor, is designed for practicality and ease of use.

Outside, the property benefits from a manageable paved garden space, ideal for enjoying the fresh air or hosting summer barbecues. This house is a fantastic opportunity for those looking to step onto the property ladder or expand their investment portfolio in a desirable location.

Call now to book a viewing!





Entrance Hallway

Spacious entrance hallway with a handy storage cupboard under the stairs and leading access into;

Living/Dining Room 11'6" x 21'11"

Spacious open plan reception room with carpeted flooring, feature fireplace, window to the front and sliding doors opening into the conservatory.

Kitchen 9'2" x 13'9"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances along with a window and a door leading into the conservatory.

Conservatory 17'2" x 10'10"

Bright and airy space with carpeted flooring, surrounding windows and sliding doors giving access to the rear garden.

WC 2'9" x 4'6"

Fitted with a low flush wc, hand wash basin and a window to the front elevation.

Landing

Window to the side, fitted cupboard and leading access into;

Bedroom One 18'2" x 9'7"

Carpeted flooring, central heating radiator and windows to the front elevation.

Bedroom Two 10'11" x 8'7"

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

Bedroom Three 7'1" x 8'7"

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



Bathroom 7'10" x 6'2"

Three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower.

Garage

Accessible from the front elevation along with an external door to the side.

Outside

Low maintenance frontage with a private driveway to the side of the property along with a garage. To the rear you will find an enclosed paved area.





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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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