



Grizedale Rise
Forest Town Mansfield

burchell
edwards

Grizedale Rise Forest Town Mansfield NG19 0GA

for sale offers over
£210,000



Property Description

Situated on the popular Grizedale Rise in Forest Town, this well-presented detached family home is offered to the market with no upward chain and would make an ideal purchase for families, professionals or investors alike.

The ground floor accommodation comprises an entrance porch, cloakroom/WC, a spacious lounge and a modern kitchen/diner with French doors opening onto the rear garden. To the first floor are three bedrooms, including a principal bedroom with fitted wardrobes and en-suite, along with a family bathroom.

Externally, the property benefits from driveway parking, an integral single garage, and a private rear garden mainly laid to lawn with a patio seating area. Located close to local amenities, schools and transport links, this property combines modern living with a convenient Forest Town location. Early viewing is advised.

Entrance Porch

Accessed via a UPVC entrance door with a double-glazed window to the side, providing a practical entrance space.

Cloakroom / Wc

Fitted with a ceramic low-level WC and wash hand basin. Finished with vinyl flooring, tiled splashbacks, wall-mounted radiator and a double-glazed opaque window to the side elevation.

Lounge

A comfortable reception room featuring laminate flooring, wall-mounted radiator, a fireplace forming a focal point, and a double-glazed window to the front elevation.

Kitchen / Diner

A modern kitchen/diner fitted with matching wall and base units and tiled flooring. Features include an inset stainless-steel sink and drainer, integral oven, hob and extractor, and space for a fridge-freezer, washing machine and dishwasher. Spotlights, double-glazed window and French doors open out to the rear garden, with ample space for a dining table.

First Floor Landing

With carpeted flooring, wall-mounted radiator, airing cupboard and a double-glazed window to the side elevation.

Bedroom One

A generously sized double bedroom with carpeted flooring, fitted wardrobes, wall-mounted radiator, double-glazed window to the rear elevation and direct access to the en-suite.

En-Suite

Comprising a walk-in shower, ceramic WC and wash hand basin. Finished with tiled walls, carpeted flooring and a double-glazed opaque window to the side elevation.

Bedroom Two

With carpeted flooring, fitted wardrobes, wall-mounted radiator and double-glazed window to the front elevation.

Bedroom Three

Featuring carpeted flooring, wall-mounted radiator and double-glazed window to the front elevation.

Bathroom

Fitted with a three-piece suite comprising a bath with shower over, ceramic WC and wash hand basin. Complemented by vinyl flooring, tiled splashbacks, wall-mounted radiator and a double-glazed opaque window to the rear elevation.

Garage

Single integral garage with internal access from the hallway and a sheet up-and-over door.

External

Front

The front of the property provides driveway parking for one vehicle along with access to the integral garage.

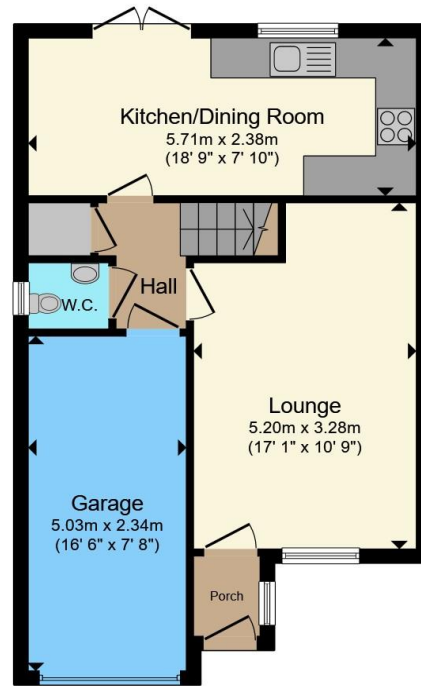
Rear Garden

The rear garden is mainly laid to lawn with steps leading to a paved patio area. Fully enclosed with fenced boundaries and featuring a secure, locked side gate.

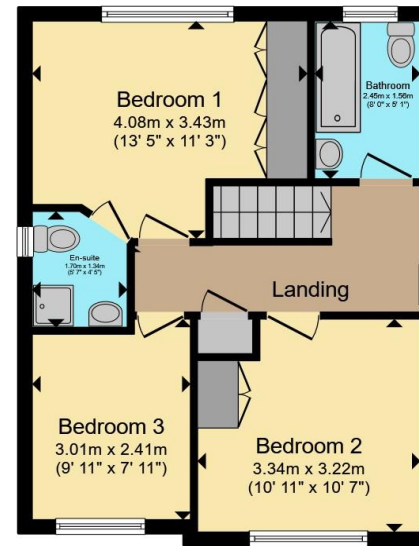








Ground Floor



First Floor

Total floor area 92.8 m² (999 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209439



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