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£260,000

Hawksworth Avenue, Forest Town,
Mansfield,

Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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"Set on a larger than average plot, this 3-bedroom detached bungalow is neutrally decorated throughout, benefiting from a conservatory, garage, and great bus connections"

- Jasmine, Valuer

## SECLUDED SETTING, STUNNING GARDEN

***Occupying a peaceful position on a highly sought-after set-back street, this charming bungalow offers comfortable and well-proportioned accommodation throughout.***

A true highlight of the property is the outstanding rear garden, which has been beautifully maintained and provides a wonderful space for relaxing, entertaining, and enjoying the outdoors in complete privacy.

## THE FINER DETAILS

***Occupying a well-presented position, this charming bungalow is approached via a bright entrance porch, leading through to a welcoming main hallway complete with a useful storage cupboard and access to the principal rooms.***

The property offers a fully equipped kitchen, providing an excellent opportunity for modernisation while remaining perfectly functional in its current form. The spacious living room features a focal fireplace and flows seamlessly into a light-filled conservatory, with multiple doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living.

Continuing along the hallway, there are three generously sized bedrooms, all well-proportioned and versatile in use. The accommodation is further served by a shower room along with a separate WC, adding convenience for family living and visiting guests.

Externally, the front of the property benefits from a decorative garden area, a private driveway, and a garage providing ample off-road parking and storage. To the rear, a fully enclosed garden offers an inviting patio seating area, established decorative planting, and a well-maintained lawn, creating a pleasant and private outdoor space to enjoy throughout the year.

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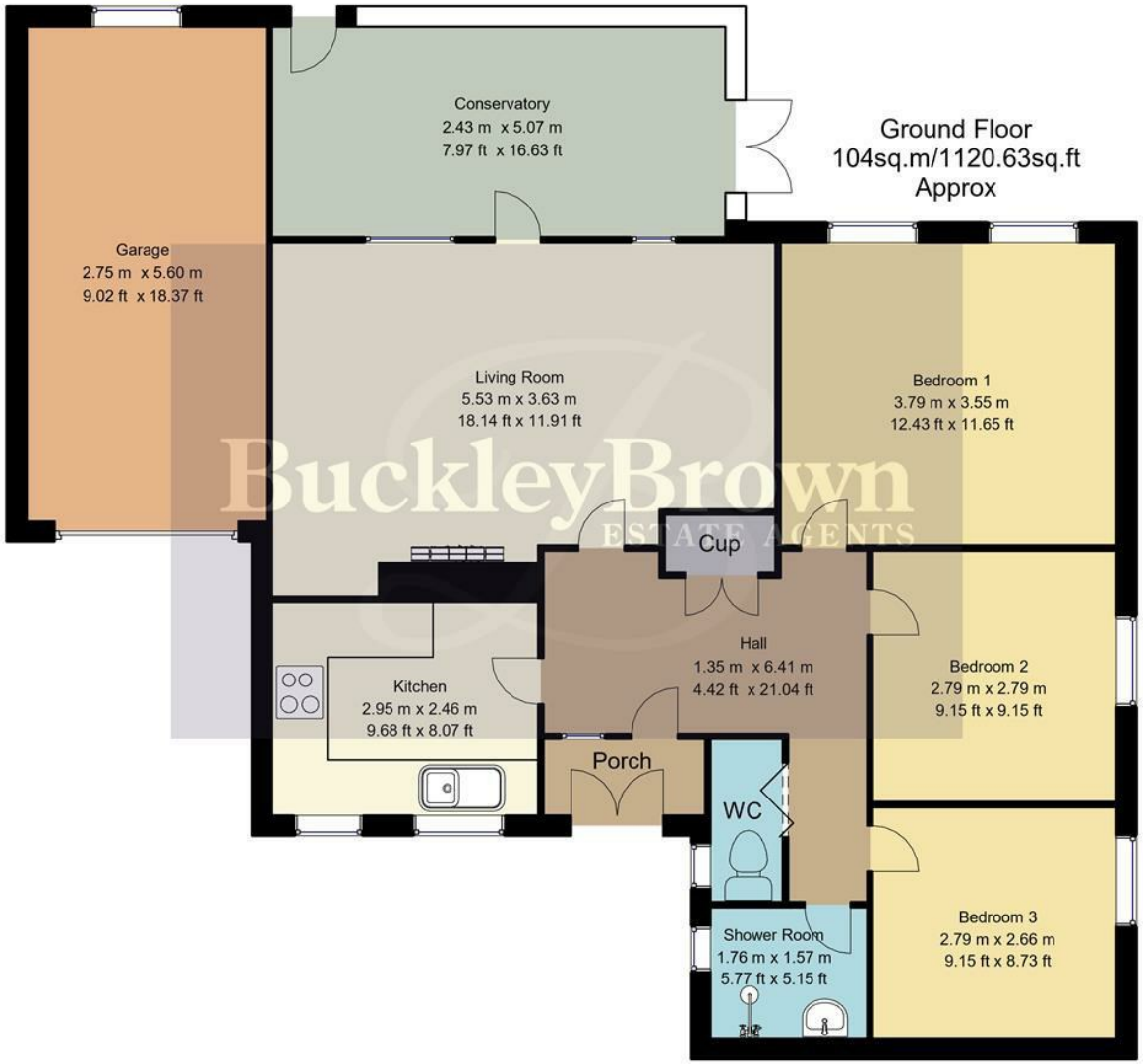
# LIFE IN FOREST TOWN

***Life in Forest Town offers a relaxed and community-focused lifestyle, making it a popular choice for families, first-time buyers, and those looking to settle in a quieter residential area.***

The area is well served by everyday conveniences including supermarkets, local shops, schools, and healthcare facilities, all within easy reach. There are also plenty of green spaces nearby, including access to Sherwood Forest and surrounding woodland walks, making it ideal for those who enjoy the outdoors.

Transport links are convenient, with good road connections to Mansfield, Nottingham, and the wider region, as well as regular bus services. Overall, Forest Town combines practicality with a peaceful suburban setting, offering a comfortable balance between countryside living and town convenience.

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# Key Features

**Bright entrance porch and welcoming hallway**

Spacious living room with fireplace and opening to conservatory

Fully equipped kitchen with scope to modernise

Three generous sized bedrooms

Shower room and a separate wc for added conveneince

Private driveway and garage

Enclosed rear garden with patio and lawn

Size
Approximately 1120 sq.ft

Energy Performance Certificate (EPC)
Rating D

Council Tax Band C

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exceptional representation.

## Let's Chat.

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