



35

£395,000

Sandycliffe Close, Mansfield,



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

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"What I loved most about the property was the amount of space it offered. Having five good-sized bedrooms for under £400,000 is fantastic value, and the layout felt both spacious and practical for family living."

-Courtney, Valuer



## A PERFECT FAMILY HOME WITH SPACE TO GROW

*Situated on a desirable corner plot in Forest Town, this spacious five-bedroom home offers modern family living with generous indoor and outdoor space*

Featuring a large downstairs layout, a convenient cloakroom, and a main bedroom with ensuite, the property is perfectly designed for comfort and practicality. Outside, the impressive rear garden includes a half-patio area, summerhouse, double driveway, and additional parking, making it ideal for entertaining and family life.



## THE FINER DETAILS

*Located in Forest Town, this impressive five-bedroom detached property offers spacious and versatile accommodation, ideal for modern family living. Positioned in a desirable residential area, the home combines generous indoor space with excellent outdoor features.*

The ground floor briefly comprises an inviting entrance hallway, a comfortable reception room, modern kitchen, and a spacious open-plan living and dining area perfect for entertaining and everyday family life. A large office space provides an ideal setting for home working or study, while a convenient downstairs WC adds further practicality to the layout.

To the first floor are five well-proportioned bedrooms, including a main bedroom with ensuite facilities, alongside a modern family bathroom serving the remaining bedrooms. The property provides flexible living space well suited to growing families or those requiring additional room for home working.

Externally, the property benefits from a stoned driveway providing ample off-road parking, a garage, patio seating area, summer house, and a large lawned garden ideal for outdoor entertaining and family activities.





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## LIFE IN FOREST TOWN

Life in Forest Town offers a great balance between modern convenience and a strong sense of community. The town is well known for its rich history and friendly atmosphere, making it a popular location for families, first-time buyers, and professionals.

A variety of local shops, cafés, restaurants, and leisure facilities provide everything needed for everyday living.

Mansfield also benefits from excellent transport links, with easy access to Nottingham and surrounding towns via road and rail connections. The area is home to a selection of schools, supermarkets, and healthcare facilities, helping to make daily life both practical and convenient for residents of all ages.

For those who enjoy the outdoors, Mansfield is surrounded by beautiful green spaces and countryside. Nearby attractions such as Sherwood Forest and local parks offer plenty of opportunities for walking, cycling, and family activities. Combining





## Key Features

Located in Forest Town, this impressive five-bedroom detached home offers spacious and versatile accommodation, ideal for

Positioned on a desirable corner plot within a sought-after residential area

Welcoming entrance hallway leading to a well-balanced ground floor layout

Spacious open-plan living and dining area, perfect for entertaining and everyday family life

- Flexible living accommodation suited to growing families

- Double garage with remote-controlled electric door

Stoned driveway providing ample off-road parking

Size

Approximately 2,260.43 sq ft

Council Tax band

Rating D

Energy performance Certificate

Rating C



These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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