



**16 Florey Road, Forest Town, Mansfield,  
Nottinghamshire, NG19 0SH**

**No Chain £225,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Semi Detached House
- Three Bedrooms
- Lounge & Separate Kitchen/Diner
- Good Sized Driveway & Garage
- End of a Cul-De-Sac Location
- Built by Gleeson Homes in 2023
- En Suite & Family Bathroom
- Downstairs WC
- South Facing Rear Garden
- Close to Local Amenities

A modern three bedroom semi detached house with a south facing rear garden, positioned at the end of a cul-de-sac on the edge of this new development adjacent to Clipstone Road East conveniently located between Forest Town and Clipstone within easy reach of excellent local amenities.

The property was built by Gleeson Homes in 2023 and benefits from a single garage, gas central heating and UPVC double glazing. The ground floor accommodation comprises an entrance hall, lounge, kitchen/diner and a WC. The first floor landing leads to three good sized bedrooms and a modern family bathroom.

The property is offered to the market with the benefit of no upward chain.

## OUTSIDE

The property occupies a superb position at the end of a cul-de-sac with a front garden laid to lawn, a good sized driveway with turning space and a single garage. To the rear of the property, there is a south facing garden mainly laid to lawn with a paved patio, second paved patio which can accommodate a hot tub and a pathway leads to a rear door into the garage.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

With radiator, double glazed window to the side elevation and stairs to the first floor landing.

## LOUNGE

15'2" x 10'2" (4.62m x 3.10m)

With radiator, understairs cupboard and double glazed window to the front elevation.

## KITCHEN/DINER

13'6" x 7'9" (4.11m x 2.36m)

Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl sink with drainer and swan-neck mixer tap. Integrated single electric oven, four ring gas hob and extractor hood above. Cupboard housing combi boiler. Integrated dishwasher and integrated fridge/freezer. Radiator, double glazed window and French doors leading out onto the south facing rear garden.

## WC

5'4" x 3'0" (1.63m x 0.91m)

With pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Low flush WC. Radiator and extractor fan.

## FIRST FLOOR LANDING

7'9" x 6'4" (2.36m x 1.93m)

## MASTER BEDROOM 1

16'8" x 9'2" (5.08m x 2.79m)

With radiator and double glazed windows to the front and rear elevations.

## BEDROOM 2

13'6" x 11'6" max (4.11m x 3.51m max)

With radiator and double glazed window to the front elevation.

## BEDROOM 3

11'8" x 6'10" (3.56m x 2.08m)

With radiator and double glazed window to the rear elevation.

## FAMILY BATHROOM

6'4" x 6'1" (1.93m x 1.85m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower handset plus overhead shower. Pedestal wash hand basin with mixer tap. Low flush WC. Radiator, part tiled walls, extractor fan and obscure double glazed window to the rear elevation.

## SINGLE GARAGE

17'0" x 8'6" (5.18m x 2.59m)

With power and light points. Rear door giving access to the garden. Up and over front door.

## VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

## TENURE DETAILS

The property is freehold with vacant possession upon completion.

## SERVICES DETAILS

All mains services are connected.

## MORTGAGE ADVICE

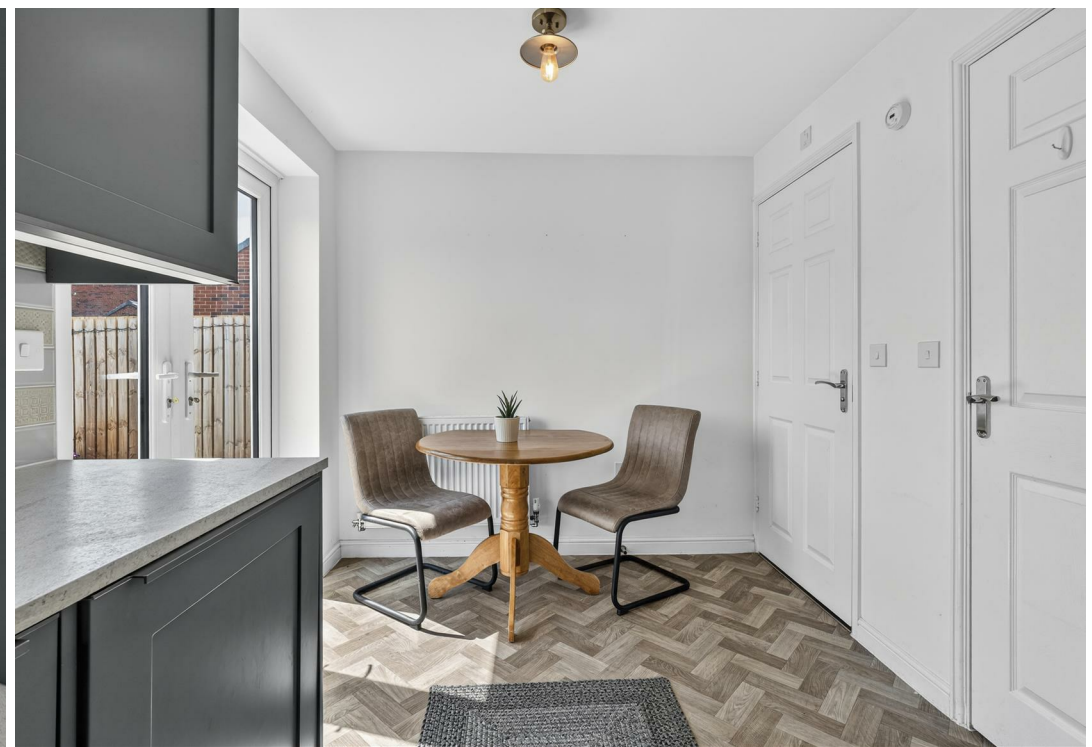
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

## FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.







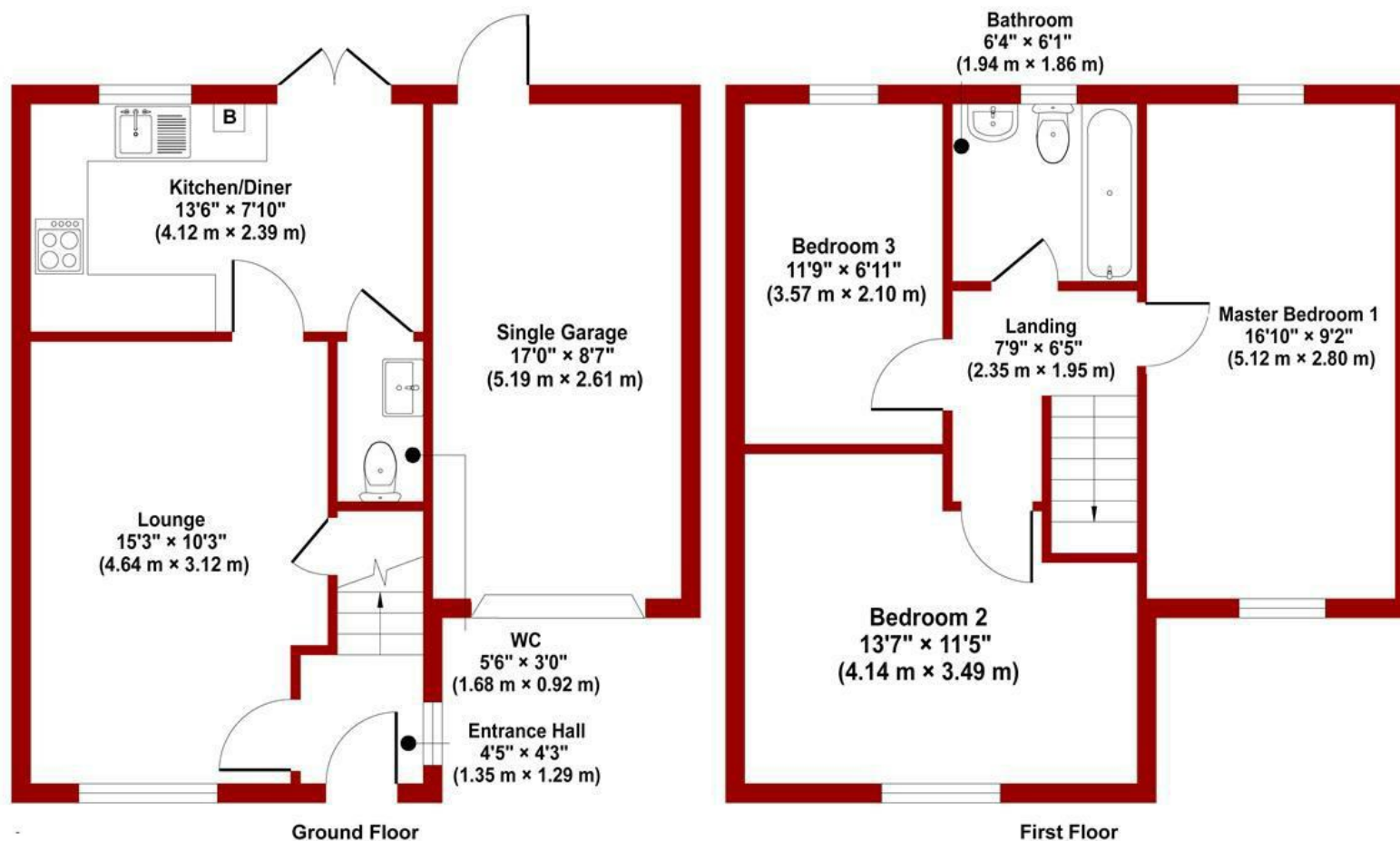








**Florey Road, Forest Town**  
**Approximate Gross Internal Area**  
**Main House = 73 SQ M / 788 SQ FT**  
**Single Garage = 14 SQ M / 146 SQ FT**  
**Total = 87 SQ M / 934 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 96                      |
| (81-91) B                                   | 83      |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A   |         |                         |
| (81-91) B   |         |                         |
| (69-80) C   |         |                         |
| (55-68) D   |         |                         |
| (39-54) E   |         |                         |
| (21-38) F   |         |                         |
| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: mansfield@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers