



£220,000 Freehold

24 WATTS WALK | FOREST TOWN | MANSFIELD | NG19 0SE

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THE ONE FOR YOU. Introducing a splendid semi-detached house located on Watts Walk in the charming area of Forest Town, Mansfield. This beautifully presented property offers a contemporary living experience within a popular and well-connected residential neighbourhood, making it an appealing choice for families, first-time buyers, or professionals seeking a modern home.

Upon entering the ground floor, you are welcomed by a spacious and inviting hallway that provides access to the main living areas of the home. The bright and airy living room offers a comfortable setting for everyday relaxation, with ample space for seating and entertainment, creating an ideal environment for both quiet evenings and social gatherings with family and friends.

The contemporary kitchen has been thoughtfully designed with practicality and style in mind, featuring modern fittings and generous worktop space that allows for easy meal preparation and cooking. With plenty of room for storage and appliances, the kitchen offers a functional and attractive space suited to modern lifestyles. Additionally, a convenient ground floor WC is located on this level, adding extra practicality for both residents and visiting guests.

Venturing to the first floor, the property offers three well-proportioned bedrooms, each providing a comfortable and versatile space that can easily adapt to a variety of needs. Whether used as bedrooms, a home office, or a guest room, these rooms provide flexibility for growing families or those working from home. The family bathroom is also situated on this level and features modern fixtures and fittings, designed to meet everyday needs while maintaining a clean and contemporary style.

Outside, the property further benefits from a garage, offering secure storage for a vehicle, bicycles, or additional household items. The outdoor space provides a pleasant area for enjoying the fresh air, whether that be gardening, outdoor dining, or simply relaxing during warmer months.





Hall

Hallway leading to;

Living Room 10'4" x 15'3"

Spacious living room with carpeted flooring, a central heating radiator, and a window to the front elevation, filling the room with natural light.

Kitchen 13'7" x 7'9"

Modern kitchen with matching cabinets and ample worktop space, featuring integrated appliances including an oven and inset sink, with patio doors leading to the rear garden.

WC

Low flush WC and hand wash basin.

Landing

Landing leading to the first floor rooms.

Bedroom One 9'3" x 16'10"

Generous carpeted master bedroom with a central heating radiator and windows to both the front and rear elevations, filling the room with natural light.

Bedroom Two 13'7" x 11'6"

Generous carpeted master bedroom with a central heating radiator and a window to the front elevation, filling the room with natural light.

Bedroom Three 6'10" x 12'11"

Generous carpeted master bedroom with a central heating radiator and a window to the rear elevation, filling the room with natural light.

Bathroom 6'4" x 6'4"

Three piece bathroom with bath, low flush WC and hand wash basin.

Garage

Garage with space for a vehicle or additional storage.

Outside

Driveway to the front provides space for multiple vehicles, while the rear garden features a generous, well-maintained lawn, perfect for outdoor activities or relaxing.





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. Specially 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			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	

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