



Offers Over £200,000 Freehold

20 CROSBY CLOSE | FOREST TOWN | MANSFIELD | NG19 0PW

BuckleyBrown
ESTATE AGENTS

MAKE THIS HOUSE YOUR HOME!... Nestled in the desirable area of Forest Town, Mansfield, this beautifully presented property offers a superb combination of comfort, style, and convenience. Perfect for families or anyone looking for a spacious home in a friendly location.

Step inside to a welcoming hallway that leads you through the ground floor, where the heart of the home awaits. The kitchen/dining room is a modern, practical space with tiled flooring, partially tiled walls, storage cupboards with work surfaces, and a central island providing extra seating. Plumbing for additional appliances and a rear access door make this room ideal for family meals and entertaining. The lounge features hardwood flooring, a charming feature fireplace, French doors connecting to the kitchen, and a large front-facing bay window, creating a bright and inviting space. A conservatory with tiled flooring opens onto the rear garden, providing a relaxing spot to enjoy throughout the year. Completing the ground floor is a fully tiled three-piece shower room with a low-flush toilet, hand-wash basin, shower, mounted towel rail and window.

Upstairs, the property boasts four well-proportioned bedrooms, each offering flexible space for family, guests, or a home office. The family bathroom is fitted with a three-piece suite, tiled walls and floor, and a bath, providing a comfortable place to unwind.

Externally, the property features a garage with access to the driveway and additional storage, while the rear garden is well-maintained with a lawn and patio area, perfect for outdoor dining and entertaining.

A fantastic home in a sought-after location – call now to arrange your viewing!





Hall

With access to;

Kitchen/Dining Room

Featuring tiled flooring and partially tiled walls, storage cupboards with work surfaces above, an integrated hand-wash basin beneath a rear-facing window, plumbing for additional appliances, extractor fan and a spacious area with a central island providing extra seating, this room also includes a door giving access to the outside.

Lounge

Featuring hardwood flooring, feature fireplace, central heating radiator, French doors providing access to the kitchen and a large front-facing bay window.

Conservatory

Featuring tiled flooring and French doors providing access to the rear garden.

Shower Room

Featuring a fully tiled three-piece shower room with a low-flush toilet, hand-wash basin, shower, mounted towel rail and window.

Bedroom One

Carpeted flooring, central heating radiator and a window overlooking the rear of the property.

Bedroom Two

Hardwood flooring, central heating radiator and a window to the front.

Bedroom Three

Carpeted flooring, central heating radiator and a window to the rear.



Bedroom Four

Carpeted flooring, central heating radiator and a window overlooking the front of the property.

Bathroom

Featuring a three-piece suite with tiled walls and floor, low-flush toilet, hand-wash basin, bath, mounted towel rail, central heating radiator and a window.

Garage

Offering additional storage access and access from the driveway and the rear garden.

Outside

To the front, the property offers off-road parking, while to the rear provides a well-maintained lawn and a patio area suitable for outdoor dining and entertaining.





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		
(81-80) B		
(69-68) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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