



Guide Price £145,000 Freehold

26 WALNUT TREE CRESCENT | FOREST TOWN | MANSFIELD | NG19 0JB

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ESTATE AGENTS

****NEW GUIDE PRICE £145,000-£150,000****

LOOKS LIKE HOME!.. Situated on a pleasant plot in a convenient area of Forest Town, Mansfield, this well-presented three-bedroom semi-detached house offers comfortable living in a convenient and family-friendly location. With front and rear gardens, a driveway, and easy access to local amenities, schools, green spaces, and public transport, this home is ideal for first-time buyers, couples, or growing families.

The property welcomes you with a useful porch leading into the entrance hall. To the front is a bright and spacious bay-fronted lounge, perfect for relaxing or entertaining. The heart of the home is the kitchen/diner, fitted with a range of units and providing a sociable space for family meals. From here, doors lead into the conservatory, offering additional living space and direct access to the rear garden.

Upstairs, the first floor hosts three well-proportioned bedrooms, comprising two generous doubles and a single, alongside a modern family bathroom featuring a white three-piece suite with shower over the bath.

Outside, the front garden includes decorative stone and a mature bush, while the low-maintenance rear garden boasts a patio area and artificial lawn, ideal for outdoor dining or play. A driveway completes the package, offering off-street parking.

Don't miss the opportunity to view this lovely home, contact us today to arrange a viewing!





Porch

Laid with laminate flooring. With access into the hall.

Hall

Laid with laminate flooring. With stairs rising to the first floor, and a useful under-stairs storage cupboard. Doors provide access into;

Living Room 14'4" x 10'11"

Laid with laminate flooring. With a bay window to the front elevation and a central heating radiator.

Kitchen/Dining Room 20'8" x 10'6"

The kitchen is fitted with a range of wall and base units with sink and drainer set into work surface with complimentary tiled splash back. Integrated appliances include

an eye-level double oven and a four-ring gas hob with an extractor fan over. There is space and plumbing for a washing machine and further space for a dishwasher. Laid with tiled flooring. With a window to the rear elevation, a central heating radiator, and doors that lead into the conservatory.

Conservatory 9'1" x 9'5"

Laid with laminate flooring. Doors provide access out onto the rear garden.

Landing

Laid with carpet flooring. Doors provide access into;

Bedroom One 12'2" x 8'7"

Laid with carpet flooring. With a window to the rear elevation, a central heating radiator, and two storage cupboards.



Bedroom Two 11'5" x 13'0"

Laid with carpet flooring. With a window to the front elevation and a central heating radiator.

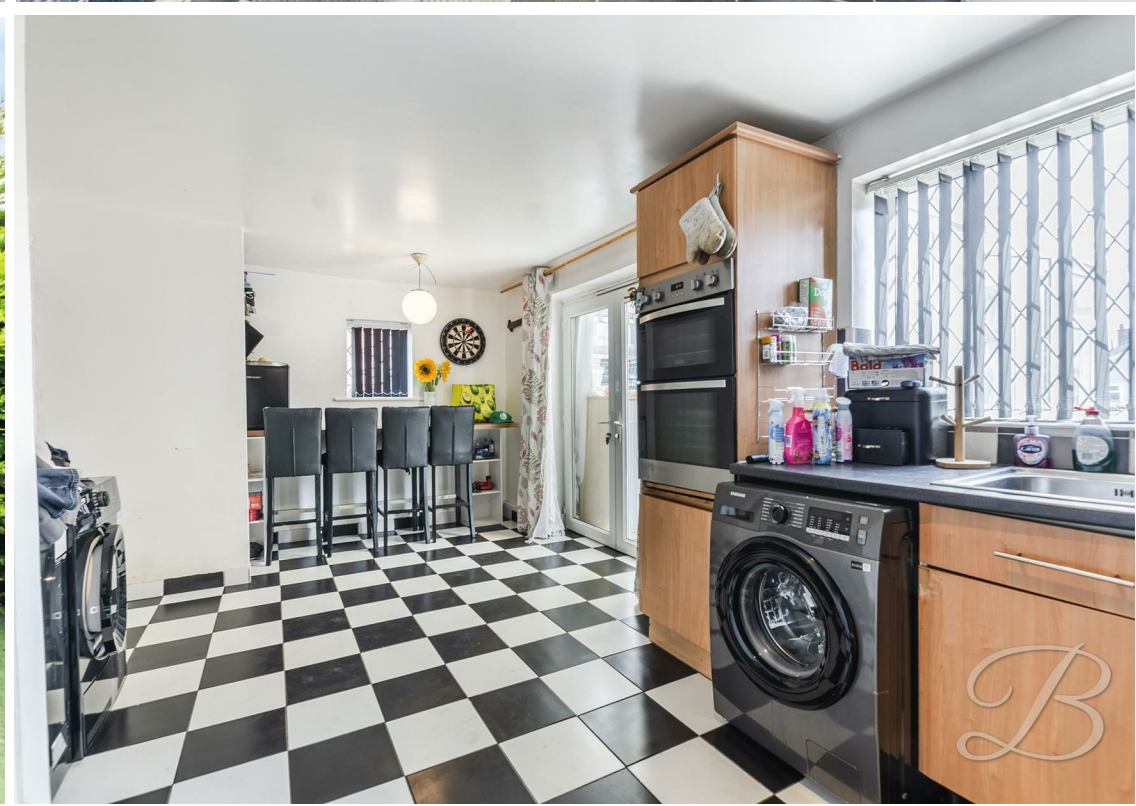
Bedroom Three 9'0" x 8'6"

Laid with carpet flooring. With a window to the front elevation, a central heating radiator, and a fitted wardrobe,

Bathroom 7'10" x 5'5"

Fitted with a P-shape panelled bath with a shower over with complimentary tiled splash back, a pedestal hand wash basin, and a low level WC, With an opaque window to the rear and side elevations, and a central heating radiator. Laid with vinyl flooring.

Outside





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. Specifically 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		
(81-91) B		
(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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