



Guide Price £230,000 Freehold

1 HAZELWOOD CLOSE | FOREST TOWN | MANSFIELD | NG19 0NL

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £230,000-£240,000***

NO CHAIN!

Nestled in the tranquil setting of Forest Town, is this delightful two bedroom detached bungalow, which you will see is the perfect property to call your next home! Situated in an ideal location, you will benefit from the serene surroundings, while still being within easy reach of local amenities, schools and transport links... lets take a look inside!

Upon entry you are welcomed into the porch, which allows access into the spacious kitchen, complete with matching cabinetry creating ample space for all your storage needs. Through into the living room, a bright room with a homely feel to it, making it the perfect setting for relaxing with family.

Situated just off the hallway, this home benefits from a second reception room which can be used flexibly as a dining room or a second bedroom! You will also find this home benefits from a conservatory, the perfect space to unwind in the summer months with a good book or spending time with friends. To complete this home is the modern bathroom.

The thoughtful design and layout provides a warm and inviting atmosphere, making it a wonderful place to call home.

Heading outside, you will find a low maintenance and well looked after rear garden. With patio and pebbled areas, this allows easy upkeep along with your very own tranquil setting to relax in. The property also benefits from off street parking and a garage.

Whether you are looking to downsize or simply desiring a low-maintenance lifestyle, this bungalow presents an excellent opportunity. With its charming features and prime location, it is sure to attract and is certainly one not to miss!

Call today to view!





Porch
Allowing access into:

Kitchen 8'0" x 13'11"
Complete with a range of matching cabinetry with complimentary worktop over. Inset sink and drainer, hob and integrated oven. Windows to the front and side elevation.

Living Room 10'7" x 17'0"
Carpeted flooring, feature fireplace, central heating radiators and window to the front elevation,

Dining Room/Second bedroom 8'0" x 9'7"
Carpeted flooring, central heating radiator and window to the side elevation.

Conservatory 8'5" x 8'10"
With glass window surround and carpeted flooring, door allowing access onto the rear garden.

Bedroom One 9'11" x 13'8"
Carpeted flooring, in built storage cupboards, central heating radiator and window to the rear elevation.

Bathroom 5'4" x 6'10"
Complete with low flush WC, hand wash basin with vanity unit, walk in shower and frosted window to the side elevation.

Outside
Low maintenance rear garden with patio and pebbled area, creating ample space for all your outdoor furniture. To the front offers a further pebbled space with

shrubbery. The property also benefits from a driveway and garage.

Garage 8'3" x 18'5"



Ground Floor
71 Sq.m/ 761.08 Sq.ft
Approx



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			89
(81-91) B			
(69-80) C			
(55-68) D		71	
(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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