



£285,000 Freehold

55 FOREST ROAD | | MANSFIELD | NG18 4BY

BuckleyBrown
ESTATE AGENTS

ONE FOR THE FAMILY!

This excellent four/five bedroom detached home has been beautifully presented both inside and out and hosts many admiring features including a versatile ground floor layout where you can explore and make plenty of memories for years to come! And that's not all, you'll also find this property stands proud in an excellent, sought-after location, with great local shops and amenities nearby. We are certain this will make the perfect home for you, so let's head inside and see what's on offer...

As you walk through the entrance hallway you will instantly feel at home and will be welcomed into a light and airy living room that benefits from a feature fireplace and bay window, allowing a wealth of natural light to flood through! Next we'll take a look at the fabulous kitchen that comes complete with a fantastic range of matching units, with plenty of worktop space to show off your culinary skills for friends and family! There's even a handy utility leading off from here. Enjoy sit down meals in the bright and airy dining space, where you'll also find a wonderful sitting room and door leading out to the rear garden. Perfect for entertaining guests! Furthermore, you'll find an additional reception room currently being utilised well as an office, with further potential of a fifth bedroom.

Head upstairs where you'll find four well-presented bedrooms, all of which have been kept to a high standard throughout with plenty of flexibility to be utilised for your own needs! If that's not enough, you'll also find not one but two bathrooms! Excellent for relaxing after a long day.

Outside complements the home perfectly and features a private driveway to the front of the property, allowing space for handy off-street parking. You'll also find a well-established and versatile garden to the rear with surrounding mature shrubs and trees, and a fence surround for additional privacy. Additionally, you'll find a garage for added convenience. Call the team to discuss.





Entrance Hall

With central heating radiator and access to;

Living Room 12'9" x 12'10"

With feature fireplace, central heating radiator and bay window to the front elevation.

Kitchen 10'3" x 16'0"

Complete with a range of matching units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, integrated double oven, integrated dishwasher, ample worktop space, tiled flooring and window to the rear elevation. You'll also gain access to a handy basement from here.

Utility 3'3" x 4'7"

With space and plumbing for additional appliances.

Sitting Room 11'5" x 13'3"

With feature fireplace, central heating radiator, window to the side elevation and open access to;

Dining Room 9'3" x 11'5"

With space for a dining set, central heating radiator, window to the rear elevation and doors leading outside.

Office/Bedroom Five 6'11" x 13'1"

With carpet to flooring, central heating radiator and window to the front elevation.

Landing

With carpet to flooring and access to;



Bedroom One 11'3" x 13'4"

With central heating radiator and window to the rear elevation.

Bedroom Two 11'3" x 12'11"

With fitted wardrobes, central heating radiator and bay window to the front elevation.

Bedroom Three 8'2" x 9'5"

With central heating radiator and window to the front elevation.

Bedroom Four 7'0" x 10'0"

With central heating radiator and window to the front elevation.

Bathroom One 6'9" x 8'3"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin and opaque window to the rear elevation.

Bathroom Two 6'9" x 8'3"

Complete with a fitted corner bath, walk-in shower cubicle, low flush WC, hand wash basin, storage cupboard and opaque window to the rear elevation.

Outside

Featuring a private driveway with space for off-street parking to the front of the property. To the rear, you'll find a well-established and versatile garden with mature surrounding shrubs and trees, along with a fence surround for additional privacy. There is also a garage (3.00 x 5.00) for added convenience.





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		68	77
(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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