



Offers Over £240,000 Freehold

12 SADDLERS CLOSE | FOREST TOWN | NG19 0QG

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PEACEFUL LIVING, PRIME LOCATION

Tucked away in the sought-after Saddlers Close, Forest Town, this attractive home perfectly combines peaceful surroundings with everyday convenience. Ideally located for those seeking a quieter lifestyle without compromising access to local amenities and transport links, it sits within a friendly, well-established community, making it ideal for families and professionals alike.

Upon entering, you are welcomed into a warm and inviting home. The spacious living room is filled with natural light, creating a bright and comfortable space perfect for relaxing or entertaining. The well-equipped kitchen has been thoughtfully designed with modern appliances and ample storage, while the adjoining dining area provides an excellent space for family meals and social occasions, with sliding doors opening onto the rear garden. The ground floor further benefits from a convenient WC and a separate utility room.

To the first floor are three generously proportioned bedrooms, each offering a calm and comfortable retreat, with flexibility for guests, home working, or growing families. A modern family bathroom completes the upstairs accommodation.

Externally, the property is designed for enjoyment and versatility. The rear garden features decorative gravel, an artificial lawn, and two useful outbuildings, while the large, landscaped garden provides ample space for outdoor living and entertaining. Other notable features include solar panels for energy efficiency, a hot tub for leisure and relaxation, and a large driveway that can comfortably fit two-four cars.

This is a fantastic opportunity to secure a well-presented home in a desirable location.

Call now to arrange your viewing.





Porch

With leading access into;

Living Room 17'5" x 14'2"

Carpeted flooring, central heating radiator, feature fireplace and window to the front elevation.

Dining Room 9'0" x 9'8"

Versatile reception room with a central heating radiator and sliding doors to the rear elevation.

Kitchen 8'4" x 8'8"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and further space and plumbing for a washing machine/tumble dryer or dishwasher. Window to the rear along with an external door to the side elevation.

WC

Fitted with a low flush WC, hand wash basin and a window to the rear elevation.

Utility 7'10" x 6'8"

Fitted cabinetry with ample worktop space along with room for a washing machine and tumble dryer. Access into the garage. Fitted with a window and external door to the rear elevation.

Landing

Window to the side and leading access into;

Bedroom One 8'7" x 10'4"

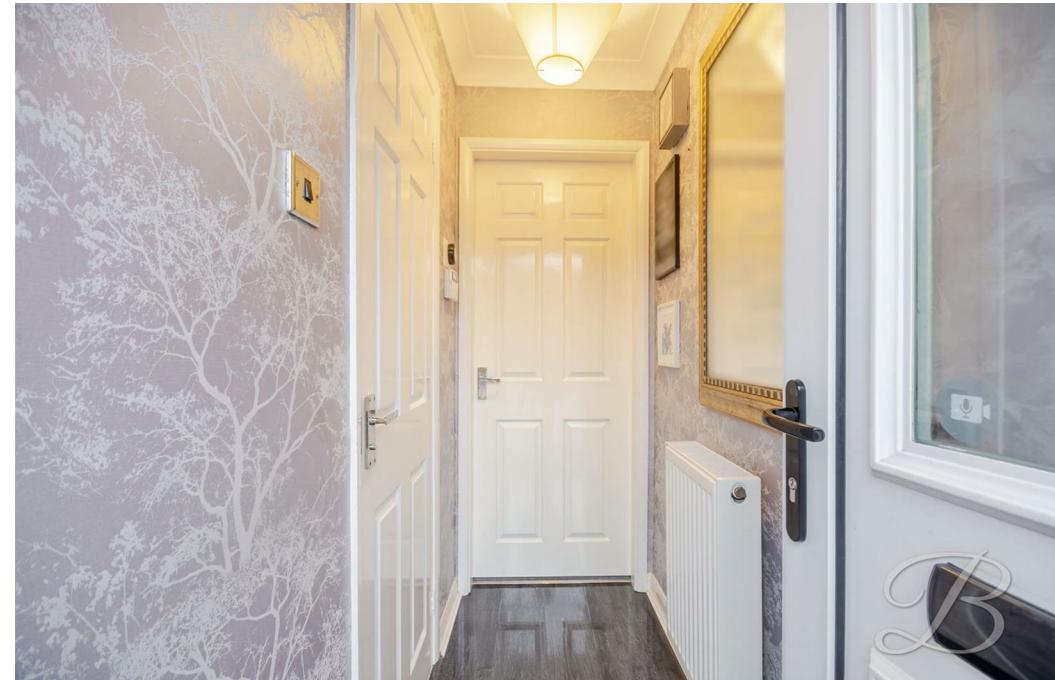
Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Two 8'7" x 11'10"

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

Bedroom Three 9'1" x 8'5"

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



Bathroom 7'4" x 6'6"

Contemporary three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the rear elevation.

Shed (Hot Tub Space) 9'9" x 9'8"

Window and double doors to the front giving access to a versatile space, currently housing a hot tub and TV, with power and lighting installed.

Shed Outbuilding 9'11" x 13'7"

Excellent timber outbuilding with a door to the front and a window to the side, benefitting from power and lighting.

Garage 7'10" x 10'8"

Accessible from the front elevation via an electric door.

Outside

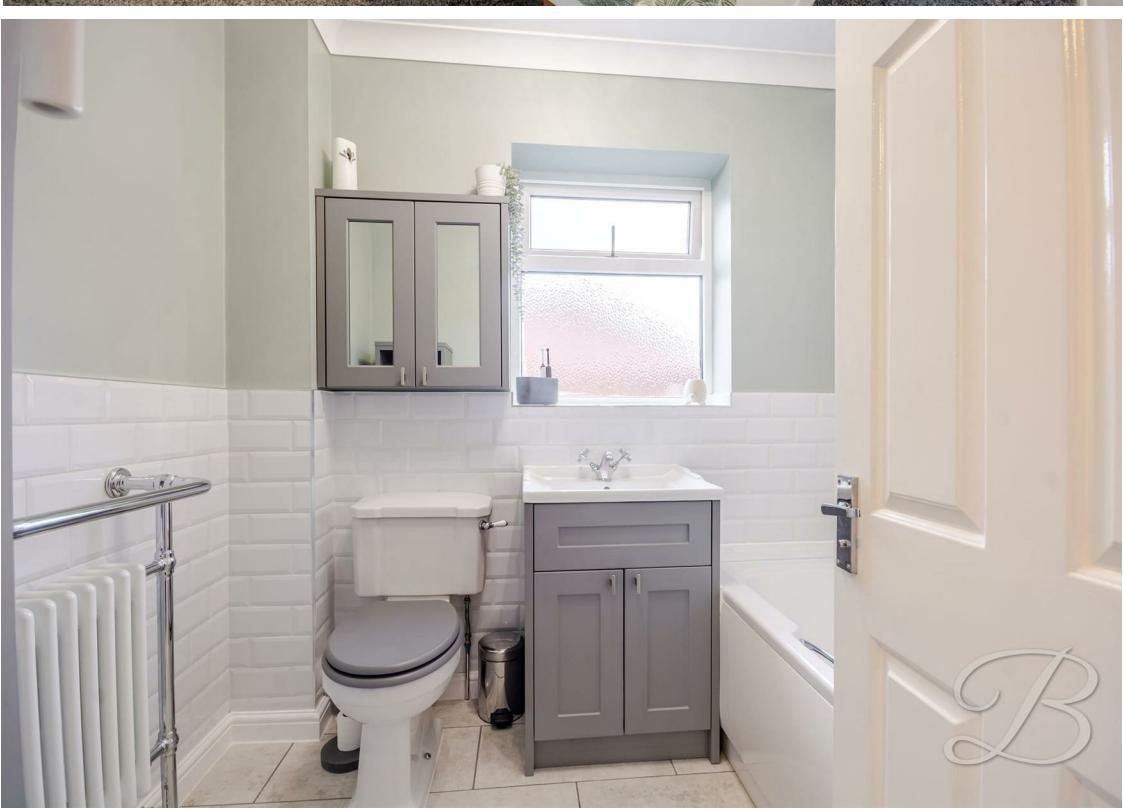
Large paved driveway to the front elevation along with a private driveway. To the rear you

are presented with a large enclosed garden boasting an artificial lawn, gravelled area, two excellent outbuildings and fence surround.

Additional Information

This home comes with a range of features designed for comfort, convenience, and lifestyle. The solar panels provide excellent energy efficiency benefits, helping to reduce running costs. For relaxation and entertainment, there is a hot tub — a real highlight for those seeking a social or leisure space at home. The property also boasts a large driveway, comfortably accommodating 2-4 cars depending on arrangement.

The rear garden is beautifully landscaped, offering plenty of space for outdoor living, hosting friends, or enjoying quiet family time.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	84
(81-80) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.

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