



Crosby Close, Forest Town

Offers Over £200,000

 **NEWTON FALLOWELL**

Crosby Close

Forest Town, Mansfield

CREATE YOUR PERFECT FAMILY HOME! Situated in the popular Forest Town area of Mansfield, this attractive and well-maintained FOUR-BEDROOMED property delivers an excellent balance of space, modern living, and everyday practicality. Ideal for families or buyers seeking a generous home in a welcoming neighbourhood. Upon entering, a bright hallway guides you through the ground floor and into the main living areas. The contemporary kitchen/diner is both stylish and functional, featuring tiled flooring, part-tiled walls, ample cupboard space with worktops, and a central island offering additional seating. With plumbing for extra appliances and direct access to the rear, this space is perfectly suited for family life and entertaining. The lounge is warm and inviting, with hardwood flooring, an eye-catching feature fireplace, French doors linking to the kitchen, The garden, providing a peaceful space to relax all year round. Also on the ground floor is a fully tiled shower room fitted with a modern three-piece suite, including a low-level WC, wash basin, shower, towel rail, and window. The first floor offers four well-sized bedrooms, all versatile enough to suit family living, guests, or home-working needs. A family bathroom completes this level, comprising a three-piece suite with tiled walls and flooring and a bath for added comfort. Outside, the property benefits from a garage with driveway access and useful storage. The rear garden is neatly kept, featuring a lawn and patio area that's ideal for outdoor dining and entertaining.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

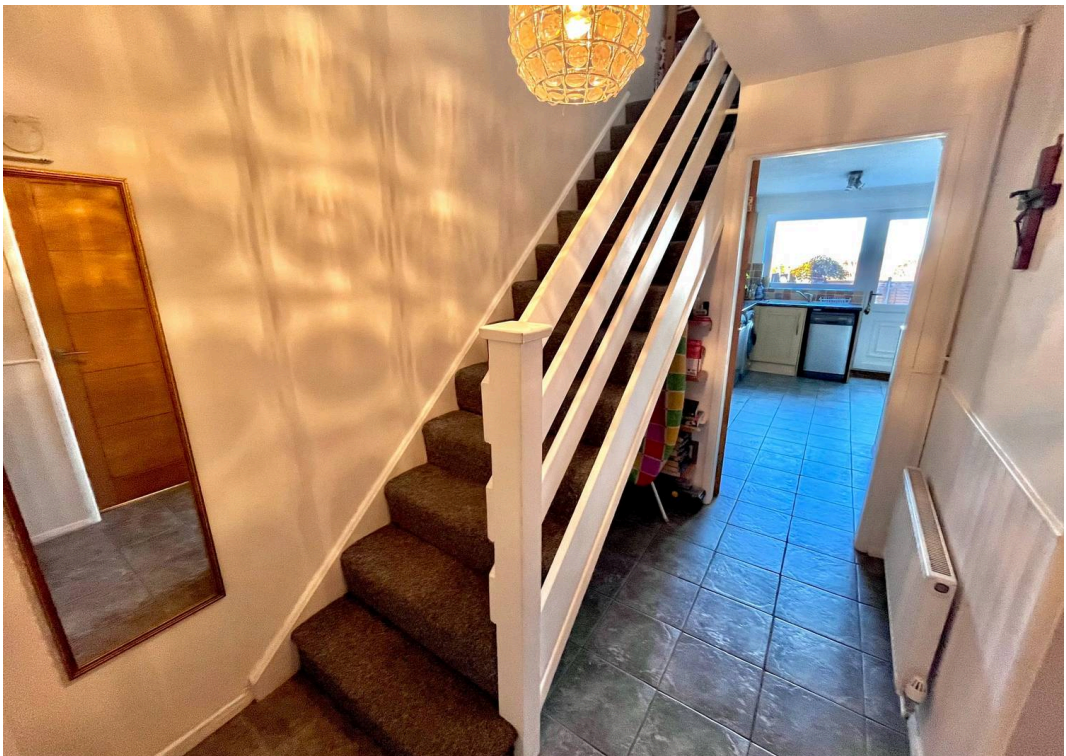
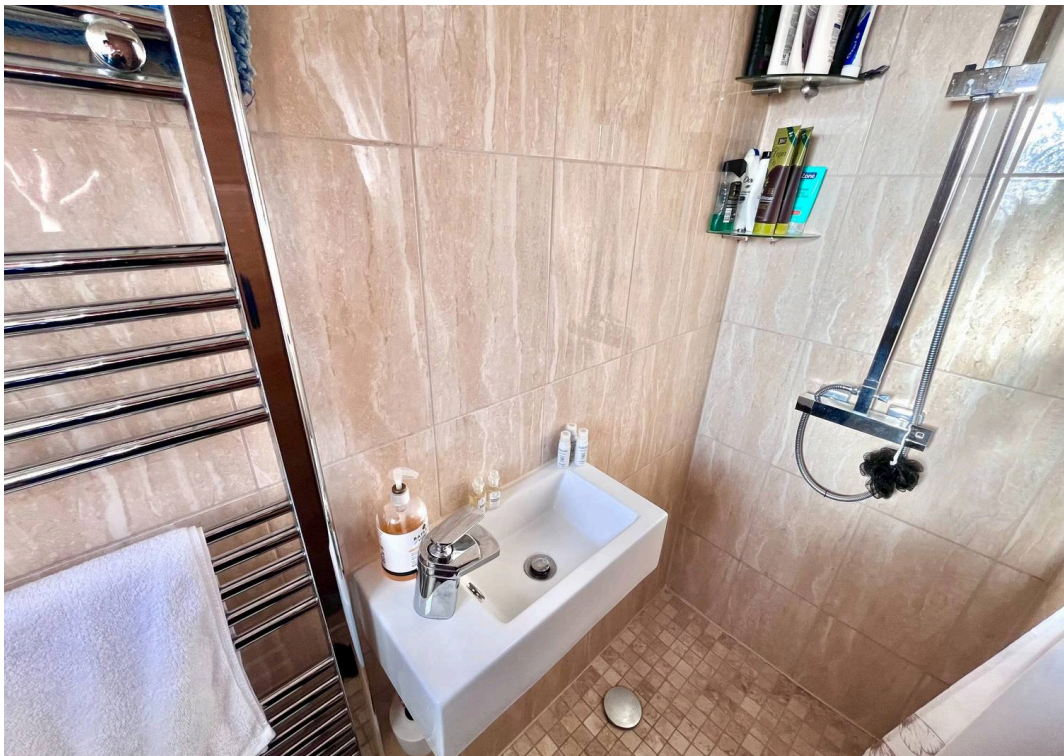
EPC Environmental Impact Rating: C

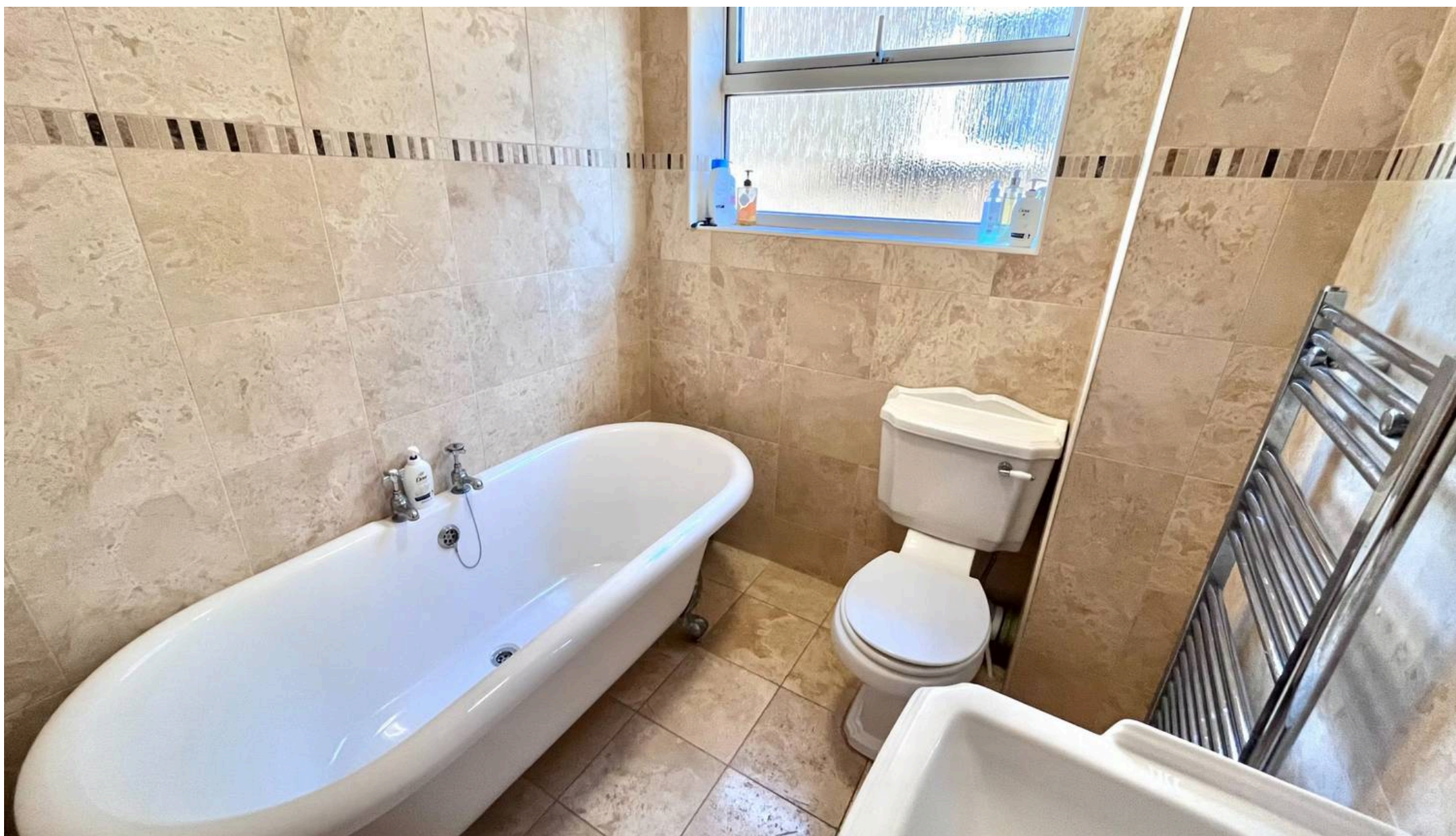
- Bright living room, modern kitchen-diner & conservatory
- Spacious 4 bedroom detached family home, set in a



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(65-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	







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