

# Offers Around £325,000 Freehold

14 COTTERDALE CLOSE | FOREST TOWN | MANSFIELD | NG19 0QX

BuckleyBrown ESTATE AGENTS

CHARMING HOME WITH SPACE FOR THE WHOLE FAMILY. Located on the peaceful Cotterdale Close in Forest Town, Mansfield, this impressive detached house combines comfort and style with a spacious, family-friendly layout. With its modern amenities, this property is ideal for those seeking a welcoming home in a tranquil neighbourhood.

Upon entering, you are greeted by a charming porch that leads into a generous hall. The ground floor features two well-appointed reception rooms, including a bright living room and an elegant dining room. A delightful conservatory adjoins the dining area, inviting natural light and providing lovely views of the garden. The kitchen is both functional and inviting, perfect for culinary enthusiasts, while a versatile playroom offers additional space for leisure or study. A convenient WC completes the ground floor, ensuring practicality for family living.

Ascending to the first floor, you will find four spacious bedrooms, each designed with comfort in mind. The master bedroom features an en-suite bathroom, providing a private retreat, while the additional bedrooms share a well-appointed family bathroom, catering to the needs of the household.

Outside, the property is complemented by a well-maintained garden with beautiful views, ideal for outdoor activities and relaxation. There is ample parking available for two vehicles, adding to the convenience of this delightful home. This property truly represents an excellent opportunity for those looking to settle in a serene yet accessible location.









## Porch
Porch leading to;

## Entrance Hall
Hall with access to;

## Living Room 10'5" x 13'3"
Spacious living room featuring wooden flooring, a central heating radiator, and a bay window to the front elevation allowing plenty of natural light. Double doors lead through to the dining room, creating a flexible space ideal for both everyday living and entertaining.

## Dining Room 9'3" x 8'9"
Dining area with ample space for your chosen dining furniture, featuring a central heating radiator and doors leading into the conservatory, allowing for a bright and versatile space ideal for dining and entertaining.

## Kitchen 14'3" x 11'4"
Archway leading into the kitchen, featuring tiled flooring, matching cabinets, and a tiled splashback. The kitchen includes integrated appliances such as an oven, an inset sink, and space for additional appliances. A patio door to the rear, along with a window, allows for plenty of natural light.

## Conservatory 9'3" x 7'6"
Tiled flooring, central heating radiator, and surrounding windows allowing plenty of natural light, with doors leading out to the garden.

## Play Room/Downstairs Bedroom 7'10" x 16'0"
Carpeted flooring with a central heating radiator, this versatile room is ideal for use as a home office, gym, or additional bedroom. A window to the front elevation allows natural light, and there is a built-in storage cupboard for added practicality.

## WC 4'9" x 6'0"
Low flush WC and hand wash basin.

## Landing
Landing leading to;

## Bedroom One 16'8" x 10'9"
Spacious master bedroom featuring laminate flooring, a central heating radiator, and a bay window to the front elevation allowing plenty of natural light. The room also benefits from built-in wardrobes and access to its own en-suite bathroom.

## EnSuite 8'2" x 11'2"
Three piece en suite with low flush WC, hand wash basin and shower.

## Bedroom Two 8'2" x 11'2"
Second bedroom featuring laminate flooring, a central heating radiator, and a window to the rear elevation allowing for natural light.

## Bedroom Three 8'3" x 10'4"
Laminate flooring, central heating radiator, and a window to the rear elevation providing natural light.

## Bedroom Four 8'2" x 7'5"
Laminate flooring, central heating radiator, and a window to the rear elevation. This room would be ideal for use as a nursery, home office, or dressing room.

## Bathroom 8'2" x 7'4"
Three-piece bathroom suite comprising a bath with shower over, hand wash basin, and low flush WC. The room also benefits from a useful storage cupboard

## Outside
Large tarmacked driveway to the front providing ample off-road parking. To the rear, there is a generous decking area overlooking the lawn, along with multiple patio areas, creating an ideal space for outdoor seating and entertaining while enjoying the surrounding views.



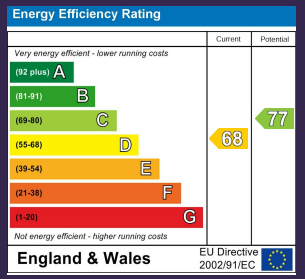









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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