



17 Curie Close, Forest Town, Mansfield,  
Nottinghamshire, NG19 0SD

Offers Over £230,000

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Modern Detached House
- Three Bedrooms
- Separate Lounge
- Driveway & Single Garage to Rear
- Corner Plot Position
- Built By Gleeson Homes in 2022
- En Suite & Bathroom
- Kitchen/Diner with French Doors
- South Facing Walled Rear Garden
- Popular New Development

A modern three bedroom detached house built by Gleeson Homes in 2022, occupying a corner plot with a south facing, walled rear garden and pleasant open front outlook.

The property is presented in immaculate condition throughout and benefits from gas central heating and UPVC double glazing. The living accommodation comprises an entrance hall, downstairs WC, dual aspect kitchen/diner with French doors and a separate lounge with a good sized, walk-in understairs storage cupboard. The first floor landing leads to a master bedroom with fitted wardrobes and an en suite. There are two further bedrooms and a family bathroom.

The property is located within this brand new and popular development and internal viewing is highly recommended. Also benefits from no upward chain.

## OUTSIDE

The property occupies a corner plot with lawns to the front and side with gravel borders, plants and newly planted trees. To the rear of the property, there is a tandem length tarmacadam and gravel driveway which leads to a single garage equipped with power and light. A gate between the house and garage provides access to the rear. To the rear of the property, there is a south facing, walled garden laid to lawn with a patio area and path which leads to a gate with access to the driveway and garage.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

9'11" x 3'3" (3.02m x 0.99m)

With radiator, double glazed window to the side elevation and stairs to the first floor landing.

## DOWNSTAIRS WC

5'5" x 2'10" (1.65m x 0.86m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Radiator and obscure double glazed window to the side elevation providing access

## KITCHEN/DINER

14'5" x 9'6" (4.39m x 2.90m)

Having modern wall cupboards, base units and drawers with chrome handles and wood effect laminate work surfaces. Inset stainless steel sink with drainer and mixer tap. Integrated single electric oven, four ring gas hob with extractor hood above. Plumbing and space for a

washing machine and space for a fridge/freezer. Contemporary tiled splashbacks, cupboard housing the gas central heating combi boiler, double glazed windows to the front and side elevations and French doors leading out onto the rear garden.

## LOUNGE

14'7" x 10'11" (4.45m x 3.33m)

With radiator and double glazed windows to the side and front elevations.

## UNDERSTAIRS STORAGE CUPBOARD

7'9" x 2'11" (2.36m x 0.89m)

With light point.

## FIRST FLOOR LANDING

With radiator and loft hatch.

## MASTER BEDROOM 1

12'7" x 8'2" (3.84m x 2.49m)

Having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the front elevation.

## EN SUITE

6'6" x 5'5" (1.98m x 1.65m)

Having a modern three piece white suite comprising a tiled shower enclosure. Pedestal wash hand basin with chrome with tiled splashbacks. Low flush WC. Radiator and obscure double glazed window to the front elevation.

## BEDROOM 2

9'7" x 8'1" (2.92m x 2.46m)

With radiator and double glazed window to the front elevation.

## BEDROOM 3

8'2" x 6'1" (2.49m x 1.85m)

With radiator and double glazed window to the side elevation.

## FAMILY BATHROOM

6'2" x 6'1" (1.88m x 1.85m)

Having a modern three piece white suite comprising a panelled bath with mixer tap and shower handset. Pedestal wash hand basin with tiled splashbacks. Low flush WC. Chrome heated towel rail, extractor fan and obscure double glazed window to the side elevation.

## SINGLE GARAGE

17'7" x 9'4" (5.36m x 2.84m)

Equipped with power and light. Up and over door.

## MANAGEMENT COMPANY

Please note, there is a service charge payable on this development - amount to be confirmed.

### **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

### **SERVICES DETAILS**

All mains services are connected.

### **MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### **FIXTURES & FITTINGS**

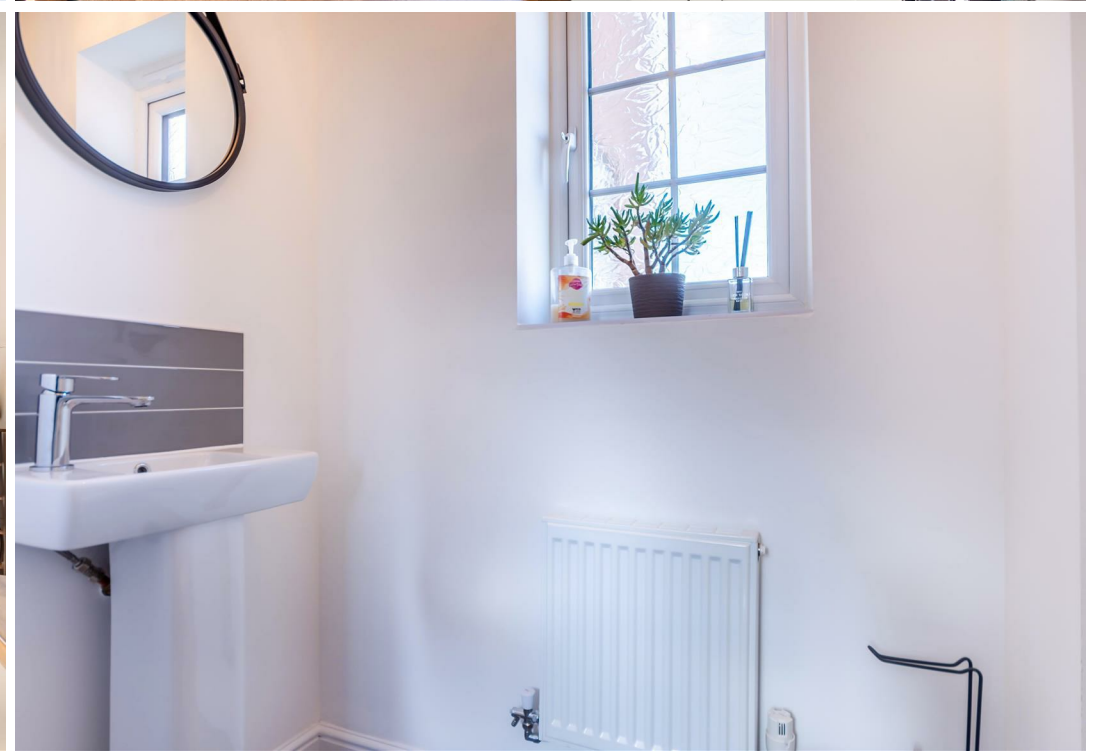
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





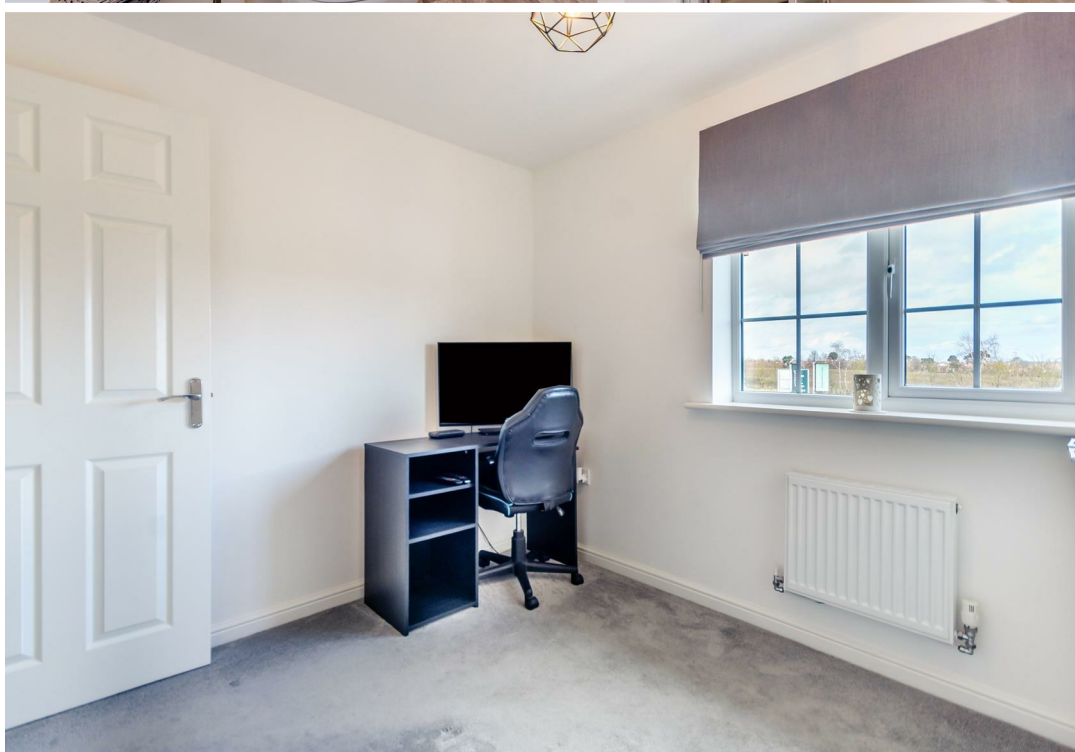
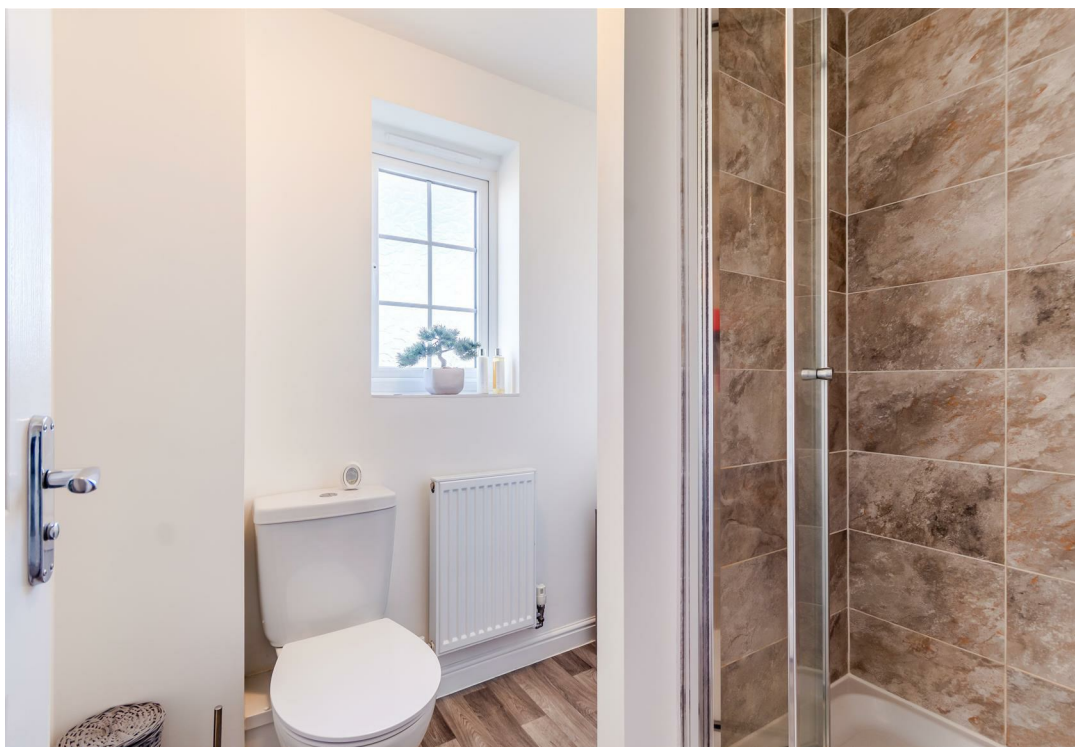


















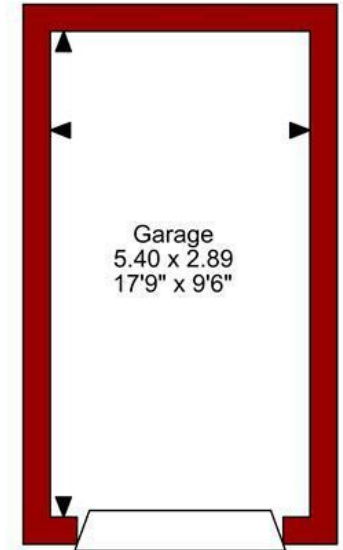
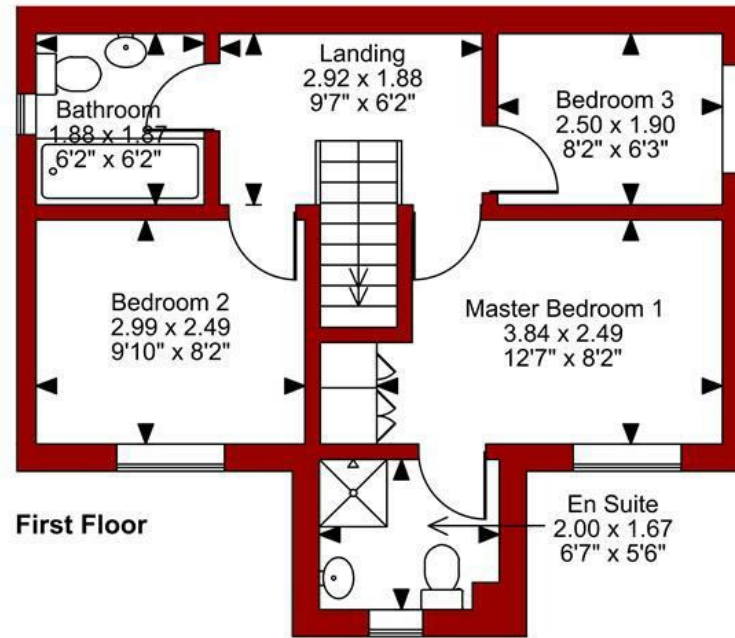
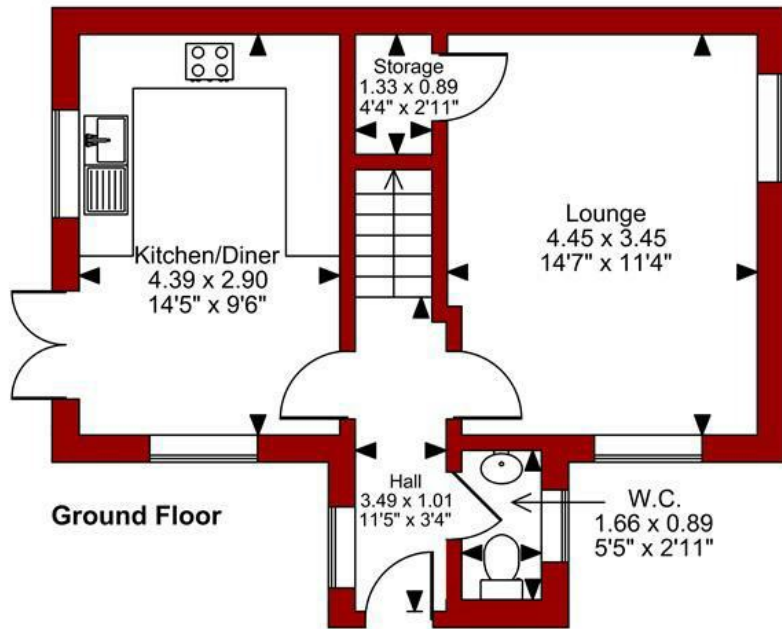








**Curie Close, Forest Town**  
**Approximate Gross Internal Area**  
**Main House = 75 SQ M/804 SQ FT**  
**Garage = 16 SQ M/168 SQ FT**  
**Total = 91 SQ M/972 SQ FT**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

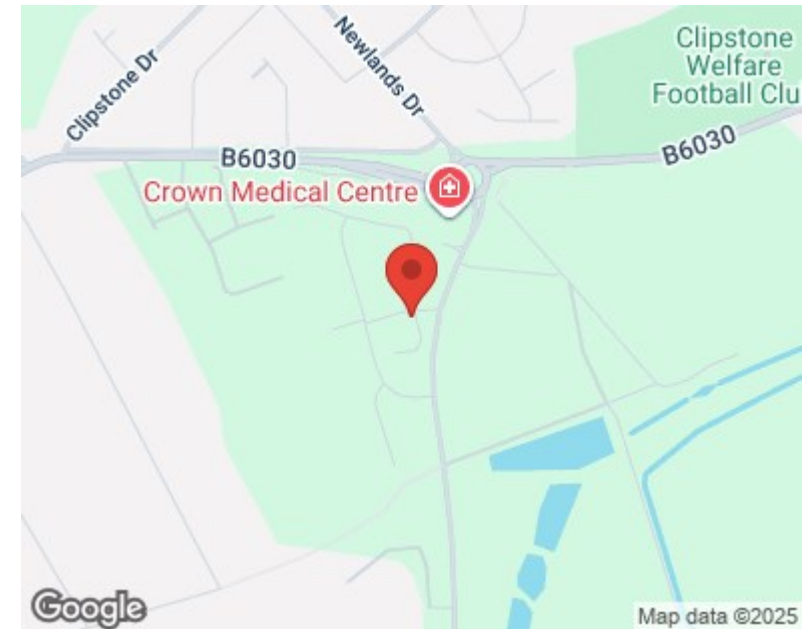
The position & size of doors, windows, appliances and other features are approximate only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



**RICS**



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