

Guide Price £325,000 Freehold

2 ELLESMERE ROAD | FOREST TOWN | MANSFIELD | NG19 0EQ

Buckley Brown
ESTATE AGENTS

** GUIDE PRICE £325,000 - £335,000** **NO CHAIN ** FULL OF CHARM!...
Located on Ellesmere Road in the heart of Forest Town, Mansfield, this delightful detached house, built in 1900, exudes character and warmth. The surrounding area is a picturesque blend of quaint residential streets and lush greenery, making it an ideal location for families and individuals alike. With convenient access to local amenities, schools, and parks, this home offers both tranquillity and practicality, ensuring that everything you need is just a stone's throw away. Let's take a look inside...

On the ground floor, you are greeted by a cosy living area, invites you to unwind with a good book or enjoy intimate gatherings with friends. The second reception room, perfect for family meals, boasts ample space for a dining table with leading access through to the conservatory. This room provides a wonderful space to enjoy all year round. The fully equipped kitchen is just next door, waiting for you to cook up some delicious meals. Finally, the ground floor has a WC for added convenience.

Venturing upstairs, you will discover three generously sized bedrooms, each offering a peaceful retreat at the end of the day, filled with natural light! Just off the landing is a neutral three piece suite.

Outside, the property boasts a delightful garden that is both private and inviting. The outdoor space is perfect for summer barbecues, gardening, or simply enjoying the fresh air. With a well-maintained lawn and mature shrubs, this garden offers a wonderful escape from the hustle and bustle of daily life. Not to mention the front of the property hosts a gated entrance leading to a large driveway and garage.

The detached nature of the house ensures that you have ample space to enjoy your surroundings, making this property a true gem in the heart of Forest Town.

Call now to make this your forever home!









Hall
Hallway leading into ground floor rooms.

Living Room 11'5" x 12'5"
Carpeted flooring, central heating radiator, brick feature fireplace, window to the front elevation.

Dining Room 10'5" x 12'5"
Spacious wooden flooring dining room with bay window to the front elevation, brick feature fireplace and ample room for your desired dining furniture. Sliding doors to the conservatory.

Conservatory 10'8" x 10'11"
Conservatory with surrounding windows and patio doors to the rear garden.

Kitchen 8'11" x 10'11"
Tiled flooring, matching cabinets with ample worktop space, integrated appliances along with space for more. Central heating radiator, window to the rear elevation.

Storage
Storage space.

WC
Low flush WC with hand wash basin.

Landing
Landing leading into first floor rooms.

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

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

Bedroom Three
Carpeted flooring, built in wardrobe, central heating radiator and window to the rear elevation.

Shower Room
Three piece shower room with built in shower, hand wash basin and low flush WC.

Outside
Electric gates to the front elevation leading onto a large driveway. Large laid to lawn garden to the rear elevation.

Garage
Garage with velux windows and access from the side and front elevation.

Workshop
Workshop, with ample space.

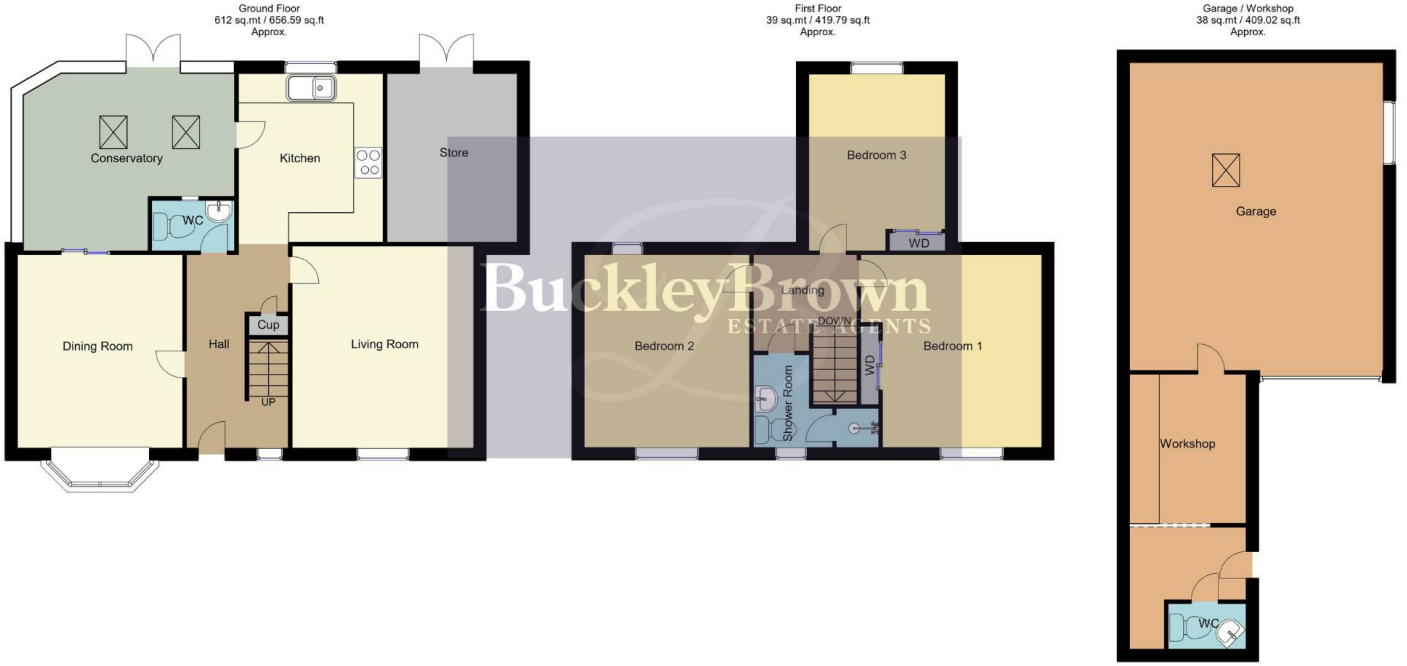
WC
Low flush WC and hand wash basin.





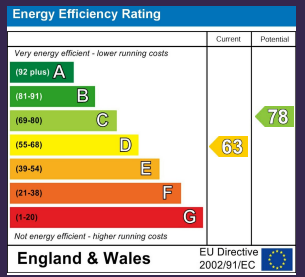






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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





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