



Offers Over £300,000 Freehold

23 HANOVER CLOSE | FOREST TOWN | MANSFIELD | NG19 0AF

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ESTATE AGENTS

STOP SCROLLING... THIS IS THE ONE!!!...Situated in the popular area of Forest Town, this attractive two-bedroom detached bungalow offers well-balanced, single-level living with a welcoming feel throughout, ideal for those seeking both comfort and convenience.

At the heart of the home is the kitchen, which presents a modern and stylish space with sleek high-gloss units, complementary work surfaces and tiled flooring. Thoughtfully designed, it enjoys plenty of natural light and provides direct access outside, making it both practical and inviting.

The lounge is a bright and comfortable room, centred around a feature fireplace that adds character and warmth. French doors open out to the rear, creating a lovely connection between the living space and the garden while allowing natural light to flow through.

The bungalow offers two generously sized bedrooms, both providing flexible accommodation suitable for family living, guests or a home office. Bedroom one benefits from its own en suite shower room, complete with a contemporary walk-in shower. A separate bathroom serves the rest of the home, adding further convenience for everyday living.

Outside, the property continues to impress. To the front, there is off-street parking along with a garage, offering secure parking or additional storage. The rear garden is well maintained, featuring a neat lawn and patio area, perfect for relaxing, entertaining or enjoying time outdoors.

This delightful detached bungalow must be viewed to be fully appreciated.





#### Hall

Access to;

#### Kitchen

Tiled flooring is paired with sleek high-gloss cabinetry and refined work surfaces. The space includes an integrated oven, electric hob with extractor, and hand-wash basin, complemented by a central heating radiator, rear window, and direct external access.

#### Lounge

Plush carpeted flooring is complemented by a striking feature fireplace, with elegant French doors opening to the rear and a central heating radiator completing the space.

#### Bedroom One

Soft carpeted flooring is paired with a central heating radiator, while a front-facing window fills the room with natural light.

#### En Suite

Contemporary three-piece suite with fully tiled walls and floor, comprising a low-flush WC, hand-wash basin, walk-in shower, and a stylish wall-mounted towel rail.

#### Bedroom Two

Soft carpeted flooring complements a central heating radiator, with a rear-facing window flooding the room with natural light.



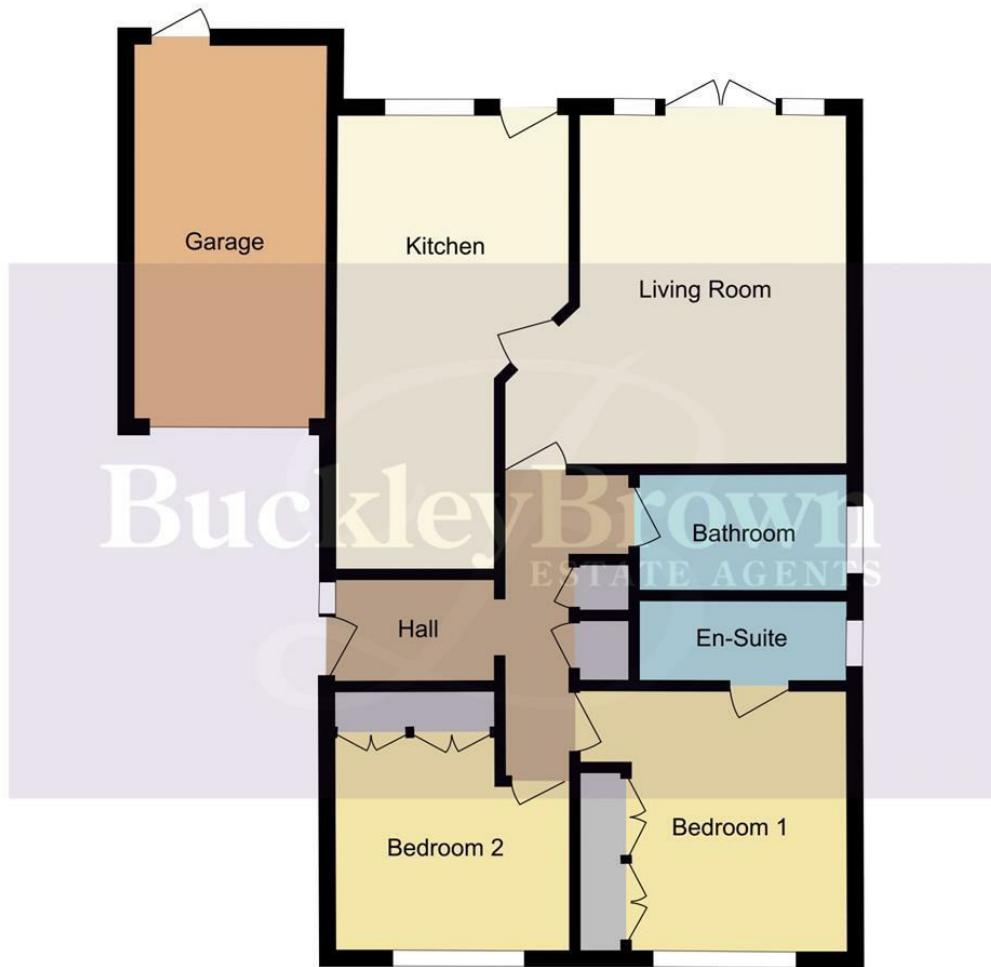
#### Bathroom

Sumptuously appointed three-piece suite with sleek tiled flooring and tastefully partially tiled walls, showcasing a low-flush WC, stylish hand-wash basin, and elegant bath, complete with a central heating radiator and a window that floods the space with natural light.

#### Outside

To the front, driveway parking accommodates two vehicles alongside a garage providing extra storage. The rear boasts a meticulously maintained lawn and a stylish patio, perfect for entertaining or relaxing outdoors.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-80) B		
(69-60) C	74	
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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