



Offers Over £220,000 Freehold

31 CROSBY CLOSE | FOREST TOWN | MANSFIELD | NG19 0PW

BuckleyBrown
ESTATE AGENTS

IDEAL FAMILY HOME!

Nestled in the heart of the sought-after Forest Town area, you are presented with a four-bedroom link-detached property which offers the perfect setting for family life. Thoughtfully designed and generously proportioned throughout, this home provides both comfort and practicality.

On the ground floor, you'll find a spacious lounge ideal for relaxing and entertaining. The heart of the home is the open-plan kitchen diner, boasting modern fittings and patio doors that open out to the rear garden—perfect for alfresco dining and family gatherings. A handy downstairs WC adds extra convenience.

Upstairs, the property features four well-proportioned bedrooms, all accessed from the landing, along with a three piece family bathroom.

Externally, the front of the property offers a private driveway and garage, framed by attractive shrubbery that enhances the home's curb appeal. The enclosed rear garden is ideal for children and pets, with a patio seating area, well-maintained lawn, and secure surrounding fencing creating a safe and pleasant outdoor space.

Call now to arrange a viewing!





Entrance Hall

With tiled flooring, stairs rising to the first floor, central heating radiator and doors providing access into;

WC 2'10" x 4'6"

Complete with a low flush WC and hand wash basin. With a window to the front elevation.

Kitchen/ Dining Room 18'3" x 13'10"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level oven, electric hob with hood over and a breakfast bar. This room allows ample space for your dining furniture. With a window to the rear elevation and double doors, providing direct access onto the garden.

Living Room 11'6" x 15'11"

Spacious reception room with a window to the front elevation.

Landing

With access into;

Bedroom One 10'9" x 9'10"

With carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 11'1" x 8'7"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 6'4" x 17'8"

With a central heating radiator and a window to the rear elevation.



Bedroom Four 6'11" x 8'7"

With carpeted flooring, central heating radiator and a window to the front elevation.

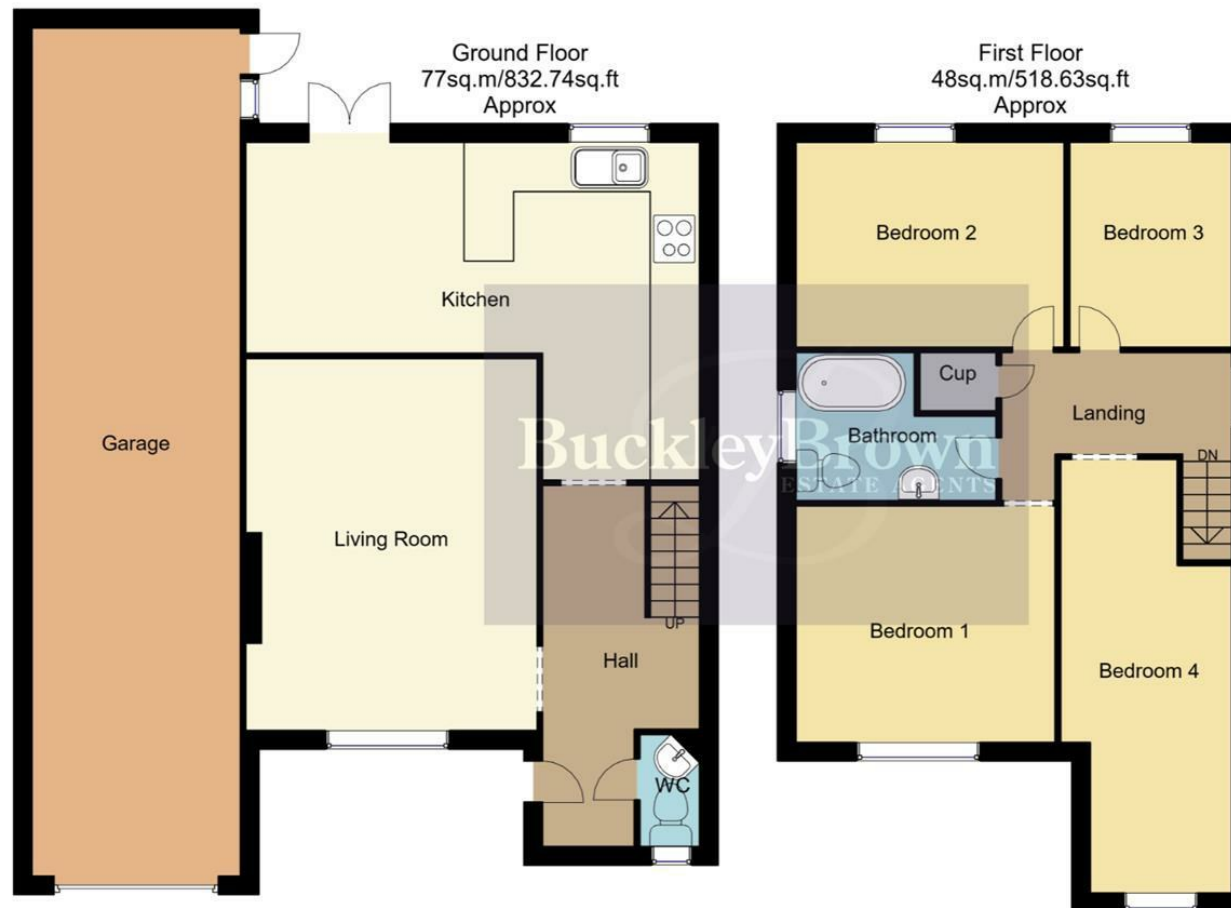
Bathroom 6'6" x 6'1"

Complete with a three piece suite including a bath, low flush WC and a hand wash basin.

Outside

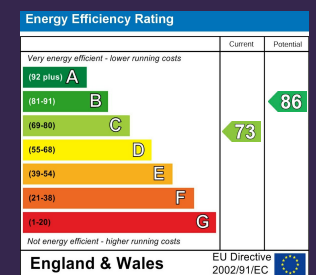
The front of the property offers a driveway and garage with surrounding shrubbery. The rear garden hosts a patio seating area, laid lawn and surrounding fencing.





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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