



Offers Over £210,000 Freehold

8 WILLOW AVENUE | FOREST TOWN | MANSFIELD | NG19 0NY

BuckleyBrown
ESTATE AGENTS

PEACEFUL BUNGALOW!... Nestled on the charming Willow Avenue in Forest Town, Mansfield, this delightful detached bungalow offers a serene and inviting atmosphere. The location is ideal for those seeking a peaceful neighbourhood while still being conveniently close to local amenities, parks, and transport links, making it perfect for both relaxation and accessibility.

Upon entering the property, you are welcomed into a spacious reception room that serves as the heart of the home. This inviting space is perfect for entertaining guests or enjoying quiet evenings in by the feature fireplace. The kitchen is fully equipped with all essential appliances to make delicious meals. Moving further you will be greeted by an additional sitting room and a bright and airy conservatory. This is the perfect space to enjoy your morning cup of tea or watch the sunset.

This bungalow also hosts a wonderful sized bedrooms with built in wardrobes for added convenience. Completing the bungalow is a three piece shower room.

At the front of the property, decorative gravel borders the elevation, complemented by a private driveway and a single garage, offering secure off-road parking. To the rear, a fully enclosed garden features a well-maintained lawn, landscaped areas, and fencing for privacy and security.

Call now to arrange a viewing!





Hall

Spacious entrance hallway with leading access into;

Kitchen 8'0" x 9'8"

Complete with a range of matching wall and base cabinets, inset sink with drainer and integrated appliances. Dual aspect windows to the front and side.

Living Room 10'9" x 17'6"

Generous reception room with a cosy feature fireplace and a window to the front.

Sitting Room 8'7" x 10'0"

Versatile reception room with sliding doors giving access into the conservatory.

Conservatory 7'2" x 7'8"

Bright and airy room with surrounding windows and an external door giving access to the rear garden.



Bedroom 10'1" x 13'2"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear.

Shower Room 5'4" x 6'5"

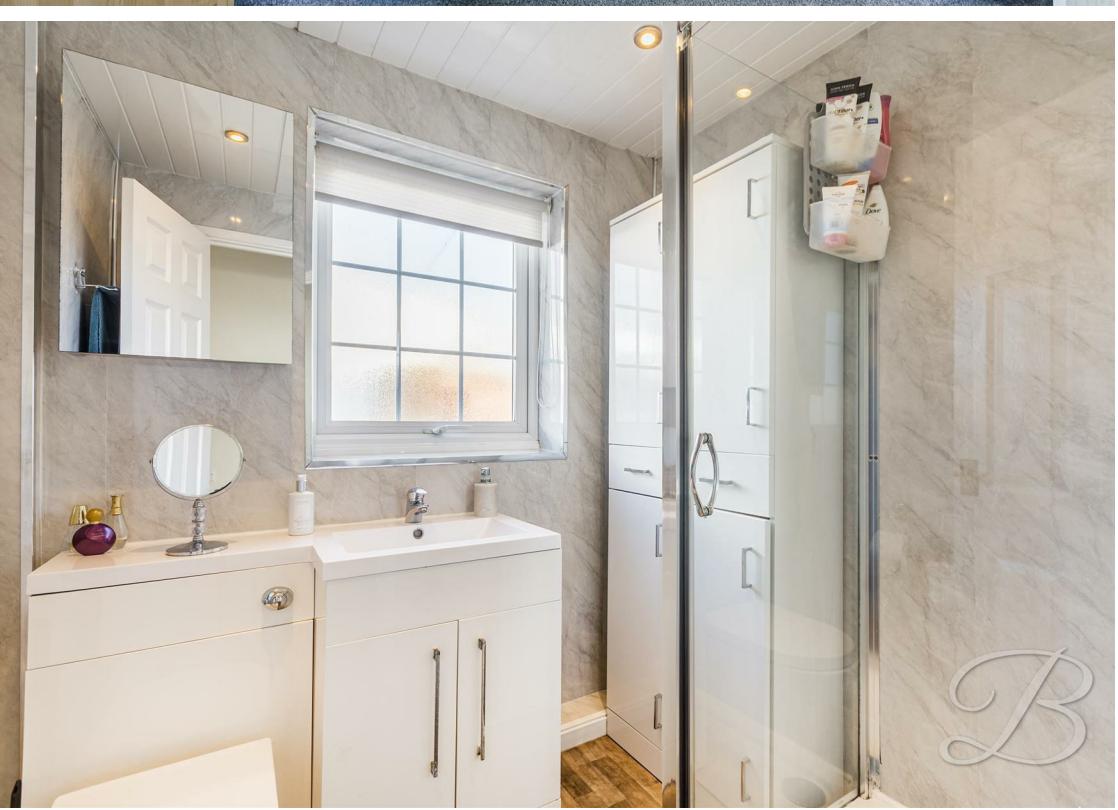
Three piece suite including a hand wash basin, low flush WC and a shower. Window to the side elevation.

Garage 8'4" x 16'2"

Accessible from the front elevation with a window and an external door to the side.

Outside

Decorative gravel to the front elevation along with a private driveway and a single garage, allowing for secure off road parking. Enclosed garden to the rear with a well kept lawn and fence surround.





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. 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.

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

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