



BIRCHWOOD PARK | FOREST TOWN | MANSFIELD | NG19 0JN

**BuckleyBrown**  
ESTATE AGENTS

**NOT TO BE MISSED!!!** Welcoming to the market with no added chain is this superb two-bedroom detached bungalow, positioned within the fantastic area of Forest Town, and standing proud nearby to a range of handy shops and amenities, including the beautiful Vicar Water Country Park. There's also excellent commuter links from here into Mansfield town centre, Clipstone and surrounding areas. The property itself is well-presented throughout, offering a spacious and homely environment to make your own. Upon entry, you will be welcomed to a homely lounge where you'll find a feature fireplace that adds a warm and cosy feel to the space. The bay window allows a wealth of natural light to flood through the room beautifully, and you'll love settling down and enjoying your spare time here. Next is the equally as impressive kitchen/diner that presents a fantastic range of matching wall and base units, along with space for all essential appliances, and ample dining space to enjoy meals with family and friends. There's also access out to the rear garden from here for added convenience. Moving further, you will find two excellent bedrooms, both of which benefit from their own fitted wardrobes, drawers, and dressing table for added convenience and storage space. There's also plenty of flexibility to add your own stamp. Additionally, there's a modern shower room, complete with a three piece suite and stylish wall-to-floor tiling. Heading outside, you will be pleased to find a lovely rear garden with a paved seating area and well-maintained lawn, perfect for spending quality outdoor time in the spring and summer months. The front of the property also offers terrific kerb appeal, with a lovely lawn and generous private driveway that allows space for ample off-road parking, together with a detached garage with an electric door.

#### Entrance Hall

With central heating radiator, and access into;

#### Living Room 10'11" x 15'1"

With fitted carpets, feature fireplace, central heating radiator, and bay window to the front elevation.

#### Kitchen/Diner 10'11" x 16'2"

Complete with a range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated oven with hob and extractor fan above, space and plumbing for both a washing machine and tumble dryer, space for a fridge-freezer, ample dining space, central heating radiator, dual aspect windows to the side and rear elevation, and a door leading outside.

#### Bedroom One 9'8" x 12'3"

With fitted carpets, fitted wardrobes, drawers, a corner unit and dressing table, central heating radiator, and window to the rear elevation.

#### Bedroom Two 6'2" x 9'2"

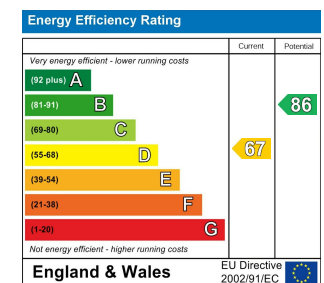
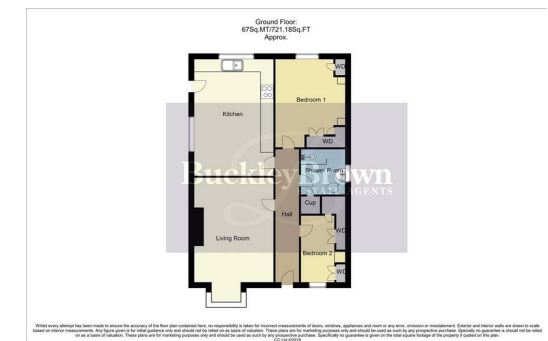
With fitted carpets, fitted wardrobes, drawers and a dressing table, central heating radiator, and window to the front elevation.

#### Shower Room 6'2" x 6'5"

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin, heated towel rail, full-height wall to floor tiling, storage cupboard, and an opaque window to the side elevation.

#### Outside

Featuring a spacious, fully-enclosed garden to the rear with a paved seating area and well-maintained lawn. To the front of the property is a lawn, gated side access to the rear garden, alongside a generous private driveway and detached garage with an electric door.



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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.