



£245,000 Freehold

14 SANDYCLIFFE CLOSE | FOREST TOWN | MANSFIELD | NG19 0EX

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ESTATE AGENTS

YOU DO NOT WANT TO MISS THIS ONE!... Nestled in the tranquil neighbourhood of Sandycliffe Close in Forest Town, Mansfield, this charming detached house offers a perfect blend of comfort and convenience for the whole family to enjoy. The area is known for its friendly community and is ideally situated close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. Let me tell you more.

Upon entering the property, you will find a welcoming ground floor that features a spacious living room, perfect for relaxation and entertaining. The well-appointed kitchen provides ample space for culinary pursuits and is complemented by a dining area that invites family gatherings. Additionally, the ground floor boasts a versatile play room and office, enhancing the practicality of everyday living.

Venturing upstairs, the property comprises three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The master bedroom benefits from built in wardrobes, while the other two bedrooms are versatile and can be adapted to suit your needs. The family bathroom is also located on this level, providing essential facilities for the household.

Outside, the property is surrounded by a well-maintained garden, offering a delightful space for outdoor activities and gardening enthusiasts. The driveway provides off-road parking, ensuring convenience for residents and visitors alike. This delightful home is a wonderful opportunity for those seeking a comfortable and inviting living space in a desirable location.

Want to make this your next family home?





Hall

Fitted storage cupboard and leading access into;

Living Room 12'5" x 13'11"

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

Kitchen/Dining Room 15'7" x 9'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Further space and plumbing for additional appliances and windows to the rear elevation.

Play Room 8'4" x 12'7"

Versatile space fitted with laminate flooring, central heating radiator, sliding doors to the rear and an additional door to the side. Access into the office.

Office 8'4" x 10'10"

Adaptable space with carpeted flooring.

Landing

Window to the side and leading access into;

Bedroom One 9'8" x 11'0"

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

Bedroom Two 9'8" x 9'9"

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

Bedroom Three 8'5" x 8'5"

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

Bathroom 8'4" x 5'5"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the rear elevation.

Storage 8'4" x 10'10"

Accessible from the front.

Outside

Well kept gravel to the front along with a private driveway. The rear garden provides a patio seating area, gravel 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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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