

Offers Over £380,000 Freehold

14 BUTTERWICK CLOSE | FOREST TOWN | MANSFIELD | NG19 0QP

BuckleyBrown ESTATE AGENTS

MODERN LIVING MADE EASY. In the tranquil Butterwick Close, Forest Town, Mansfield, this splendid detached house, built in 2003, offers a perfect blend of modern living and comfort. The property is ideally situated in a peaceful neighbourhood, making it an excellent choice for families seeking a serene environment while still being close to local amenities.

Upon entering the ground floor, one is greeted by a large open-plan kitchen and dining area, which is perfect for both entertaining and family gatherings. The kitchen is well-equipped and flows seamlessly into the dining space, creating a warm and inviting atmosphere. Adjacent to this area is a utility room that adds convenience to daily chores. The ground floor also boasts a spacious living room, which features another conservatory, allowing natural light to flood the space and providing a lovely view of the garden.

Moving to the first floor, the property comprises four generously sized bedrooms, each offering ample space and comfort. The layout is designed to cater to family needs, with two well-appointed bathrooms ensuring convenience for all. The bedrooms are bright and airy, providing a peaceful retreat at the end of the day.

Outside, the property continues to impress with its modern and spacious design. The exterior features a well-maintained garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is parking available for multiple vehicles, ensuring that you and your guests have ample space. This delightful home is a true gem, offering a harmonious blend of style, space, and functionality in a sought-after location.

Don't miss out on this fantastic opportunity – call our office today to arrange your viewing on 01623 644644.









Hall
Tiled flooring hallway leading to;

Kitchen/Dining Room 18'5" x 25'11"
The kitchen features laminate flooring with matching cupboards and drawers, along with ample worktop space. There are integrated appliances, including an oven, gas hob, and integrated microwave, with additional space for further appliances if required. Windows to both the front and side elevations provide plenty of natural light.

The dining room offers generous space to accommodate your desired dining furniture comfortably and access to a handy utility/conservatory area.

Utility/Conservatory 8'1" x 6'4"
Space for appliances and storage, with surrounding windows allowing plenty of natural light.

Living Room 9'2" x 16'10"
Solid wood flooring flows throughout the spacious living room, which features a fireplace and a central heating radiator. Windows to the front elevation provide natural light, with access through to the conservatory.

Conservatory 9'2" x 12'3"
A spacious conservatory with surrounding windows, offering plenty of natural light and ample space for additional seating furniture, with access to the rear garden.

Landing
Landing leading to the first floor.

Bedroom One 16'4" x 10'11"
A spacious master bedroom with carpeted flooring, a central heating radiator, and built-in wardrobes. The room benefits from two windows to the front elevation and access to its own en-suite.

En Suite 6'4" x 6'3"
Three piece en suite with shower, low flush WC and hand wash basin.

Bedroom Two 10'7" x 9'1"
A spacious bedroom with carpeted flooring, built-in wardrobes, and a central heating radiator. The room benefits from two windows to the front elevation, allowing plenty of natural light.

Bedroom Three 7'2" x 7'5"
Third bedroom with carpeted flooring, central heating radiator and window to the rear elevation.

Bedroom Four 7'2" x 7'5"
Fourth bedroom with carpeted flooring, central heating radiator and window to the rear elevation. Ideal as a nursery/office.

Bathroom 7'7" x 6'1"
Three piece bathroom with bath and shower over, hand wash basin and low flush WC.

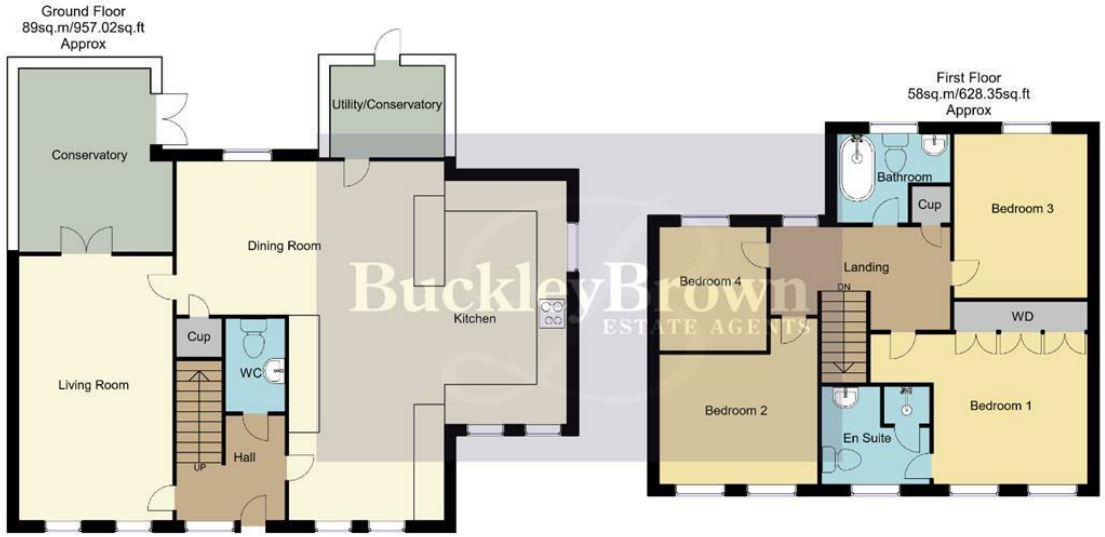
Outside
A driveway to the front elevation provides off-road parking for multiple vehicles. To the rear, there is an artificial lawn with a patio area, pergola, and outdoor bar, ideal for entertaining.


POLAR
SAMSUNG

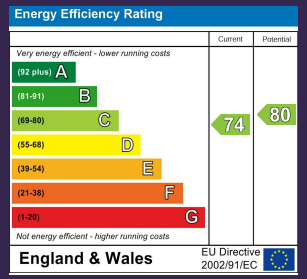








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.
CC Ltd ©2018



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.



14 BUTTERWICK CLOSE
FOREST TOWN
MANSFIELD
NG19 0QP

BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND t: 01623 633 633
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP t: 01623 633 633
1 Market Place | Bolsover | Chesterfield | S44 6PN t: 01246 605121
www.buckleybrown.co.uk

BuckleyBrown ESTATE AGENTS

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.