



£350,000 Freehold

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

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ESTATE AGENTS

MODERN STYLE, TIMELESS COMFORT!!!!...Set on a quiet, well-established cul-de-sac in Forest Town, this impressive five-bedroom family home offers the perfect blend of space, style, and modern living. From the moment you arrive, the property impresses with off-street parking and a welcoming façade that hints at the light-filled interior.

Inside, the lounge is bright and inviting, featuring a feature fireplace and a wide bay window that floods the room with natural light, creating a perfect space for relaxing or entertaining. At the heart of the home, the contemporary kitchen is designed for both style and practicality, with a central island, ample storage, and views of the rear garden. Doors open seamlessly to the conservatory, a versatile, airy space with French doors leading directly to the garden, ideal for family gatherings, entertaining, or simply enjoying a quiet moment indoors and out. A practical ground-floor WC and a flexible fifth bedroom complete the lower level.

Upstairs, the master suite enjoys a stylish ensuite, while three further bedrooms provide light, space, and versatility for all the family's needs. The modern family bathroom completes the first floor, offering a clean and contemporary finish.

Outside, the generous rear garden features a patio and lawn, creating a private and inviting space for entertaining, dining, or relaxing. With excellent local schools, amenities, and transport links nearby, this home combines comfort, practicality, and a desirable location.

A perfect family home, this property offers generous, light-filled living spaces, versatile accommodation, and a private garden, making it a truly special place to live.





#### Hall

Access to;

#### Lounge

At the front of the property, the room boasts carpeted flooring, feature fireplace, central heating radiator and a spacious bay window that fills the space with natural light.

#### Kitchen

The heart of the home features tiled flooring, ample storage cupboards with work surfaces above and a luxurious central island. Additional highlights include an integrated oven, electric hob, and a stylish hand wash basin, complemented by a large window to the rear elevation and a door providing direct access to the outside.

#### Conservatory

Boasting panoramic views of the rear garden, this room is finished with plush carpeted flooring and features elegant French doors providing direct access to the outside, creating a bright and inviting space.

#### WC

A practical two-piece suite comprising a low-flush toilet and hand wash basin, complete with a side window allowing natural light to brighten the space.

#### Bedroom Five

This room features carpeted flooring, central heating radiator and a large window enjoying pleasant views of the front of the property.

#### Landing

Access to;



#### Bedroom One

Spacious, carpeted layout with a central heating radiator and a front-facing window offering views of the property's exterior and access to;

#### En Suite

Three-piece suite boasting a contemporary design, comprising a low-flush toilet, hand wash basin, walk-in shower and mounted towel rail, complete with a front-facing window.

#### Bedroom Two

Boasting carpeted flooring and a central heating radiator, this room features a rear-facing window with pleasant views of the garden.

#### Bedroom Three

This inviting room boasts carpeted flooring,

central heating radiator and a front-facing window that enhances the space with charm.

#### Bedroom Four

A cozy space featuring carpeted flooring, central heating radiator and a rear-facing window that frames views of the garden.

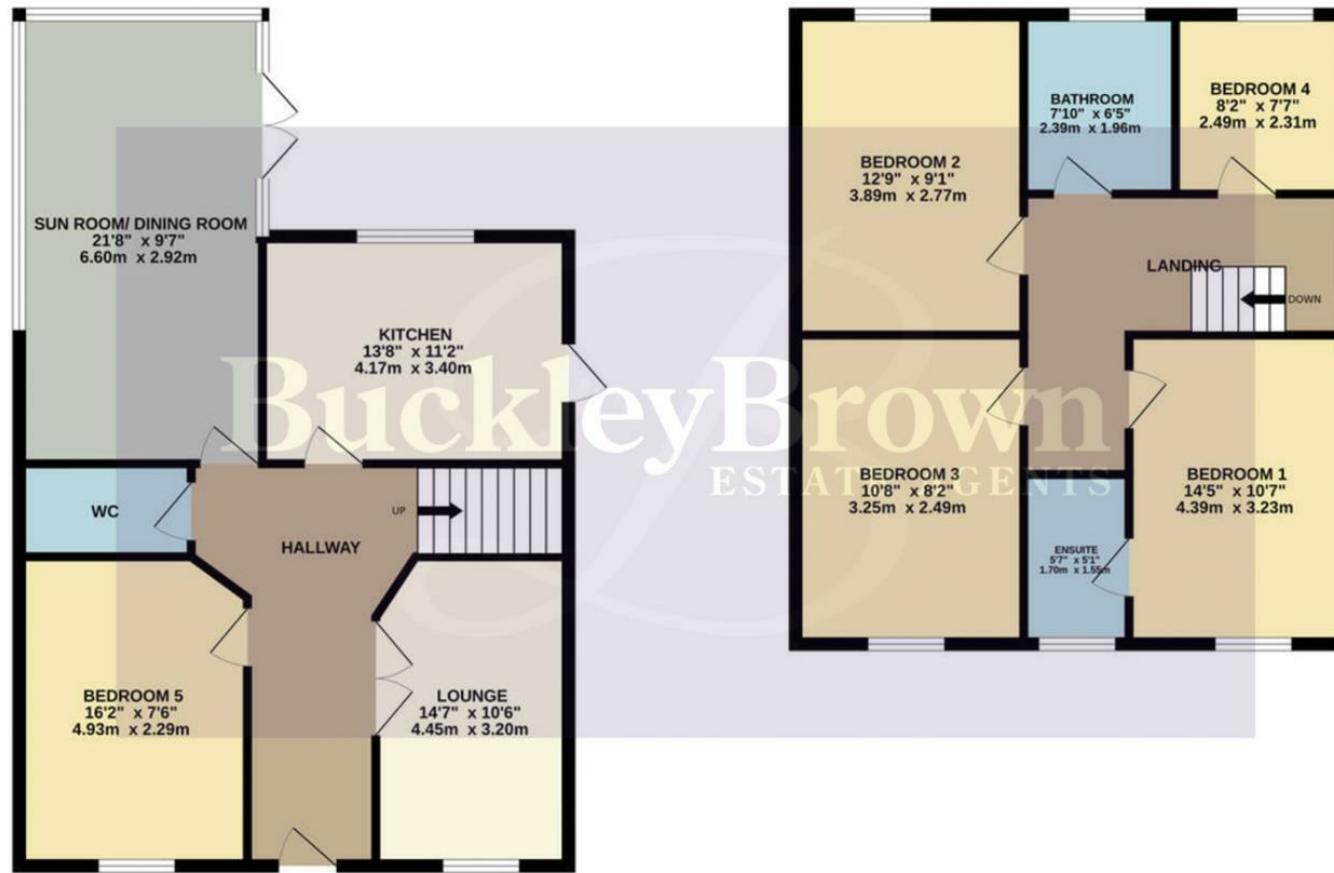
#### Bathroom

This stylish, modern three-piece bathroom boasts a low-flush toilet, elegant hand wash basin and a bath with overhead shower, complemented by a rear-facing window that adds light and a sense of space.

#### Outside

To the front, the property offers convenient off-street parking, while the rear boasts a spacious patio and lawn area, ideal for entertaining and outdoor dining.





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		
(81-80) B		
(69-68) 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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