



Offers Over £280,000 Freehold

3 MANDARIN CLOSE | FOREST TOWN | MANSFIELD | NG19 0GS

**BuckleyBrown**  
ESTATE AGENTS

STYLISH, WELCOMING & READY TO IMPRESS, WITH NO UPWARD CHAIN!

Located in the popular area of Forest Town, this beautifully presented three-bedroom home is sure to capture attention. Finished with a contemporary yet warm feel throughout, the property has been well maintained and offers a perfect balance of modern living and everyday comfort. A viewing is highly recommended to fully appreciate what's on offer.

Step inside and you're welcomed by an inviting entrance hall, leading through to a spacious and well-designed kitchen/diner — the true heart of the home. With ample worktop space, modern cabinetry and plenty of room for family dining, it's an ideal setting for both day-to-day living and entertaining.

The separate lounge provides a bright and comfortable space to relax and unwind, while a convenient ground floor WC completes the downstairs layout.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from its own en-suite, adding a touch of luxury, while the remaining bedrooms are served by a modern family bathroom.

Externally, the home further benefits from a garage, providing additional storage or parking options, along with off-street parking.

Homes of this quality in Forest Town don't stay on the market for long — contact our team today to arrange your viewing!





### Entrance Hall

Welcoming entrance hall housing the staircase to the first-floor accommodation and providing access to the ground floor living spaces.

### Living Room 10'11" x 17'8"

A bright and airy living room featuring two windows to the front elevation, patio doors leading outside, carpeted flooring, and a central heating radiator.

### Kitchen Diner 10'11" x 17'8"

A spacious and modern kitchen fitted with a range of matching wall and base units complemented by work surfaces. Includes an inset sink with mixer tap, integrated oven with hob and extractor hood above, and space/plumbing for essential appliances. Two front-facing windows and

patio doors to the rear garden provide plenty of natural light. Ample room for dining furniture makes this an ideal space for entertaining and socialising.

### WC 4'8" x 3'11"

Fitted with a low-level WC, hand wash basin, and a window to the front elevation.

### First Floor Accommodation

Giving access to;

### Bedroom One 14'1" x 10'7"

A generously sized main bedroom with two front-facing windows, carpet flooring, central heating radiator, and access to a private en suite.

### En Suite 7'2" x 3'3"

Comprising a walk-in shower, low-level WC, hand wash basin, and a window to the front elevation.



### Bedroom Two 13'1" x 10'0"

A well-proportioned double bedroom with two windows to the front elevation, carpet flooring, and a central heating radiator.

### Bedroom Three 7'8" x 7'2"

Ideal as a single bedroom, nursery, or home office, with a rear-facing window, carpet flooring, and central heating radiator.

### Bathroom 5'10" x 6'6"

Fitted with a three-piece suite including a panelled bath, low-level WC, and hand wash basin. Features partly tiled walls, a central heating radiator, and a rear-facing window.

### Outside

To the side of the property, there is a

driveway providing off-street parking and access to the garage. To the rear, a beautifully landscaped garden is mainly laid to lawn, complemented by decorative gravel areas and a paved patio—ideal for outdoor dining and relaxation.

### Garage 7'10" x 17'4"

Providing secure off-road parking or useful additional storage space.





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		79	84
(55-68) D			
(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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## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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