



**Cotterdale Close, Forest Town**  
Mansfield, NG19 0QX



## Cotterdale Close, Forest Town Mansfield, NG19 0QX £284,950 Freehold

**\*\*REDUCED FOR A QUICK SALE- THIS BEAUTIFUL FOUR-BEDROOMED FAMILY HOME WITH A CONSERVATORY SERVING AS A SECOND RECEPTION ROOM. Tucked away at the end of a cul-de-sac in a residential area and only a short stroll to well-regarded schools and local amenities\*\***

Are you looking for a family home you can grow into, if so this one could be the one for you!

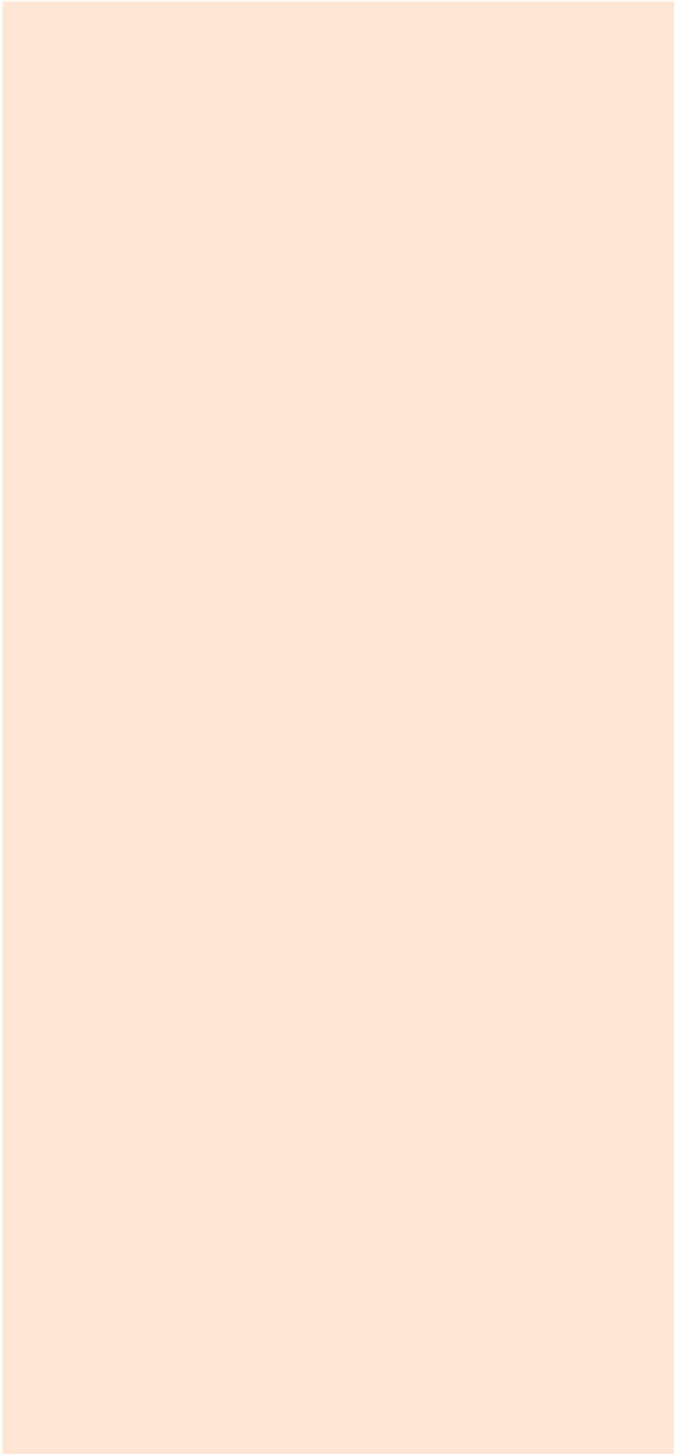
This lovely property briefly comprises of the following: Entrance hallway with stairs rising onto the galleried landing, downstairs cloakroom/WC fitted with a two-piece suite, bay fronted lounge to the front elevation, separate dining area leading into the kitchen (filled with an abundance of matching wall and base units), along with a conservatory at the rear serving as a second reception room with patio doors.

First floor: Landing with loft access, four spacious bedrooms (three doubles and one single), En-suite shower room to master, and a family bathroom.

Externally: Block paved frontage for multiple vehicles, gated side access, tiled patio area, laid to lawn and borders.


FANTASTIC REAR VIEW INTO THE DISTANCE.

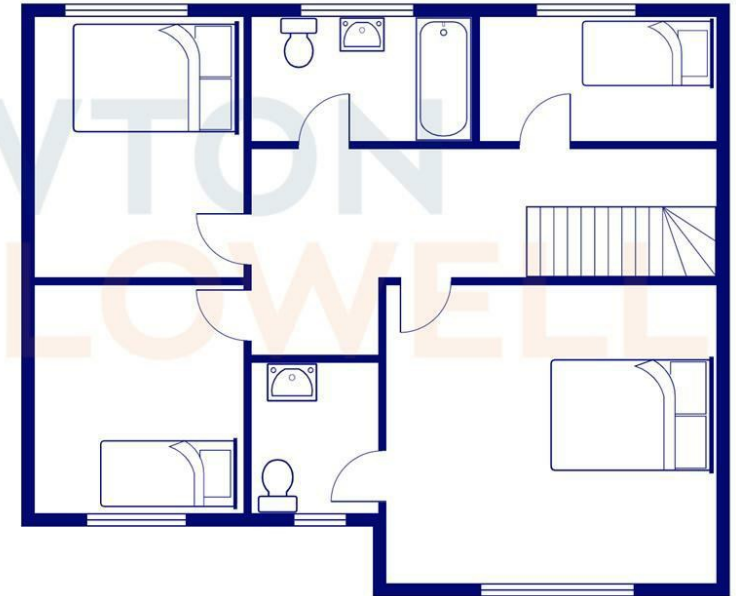
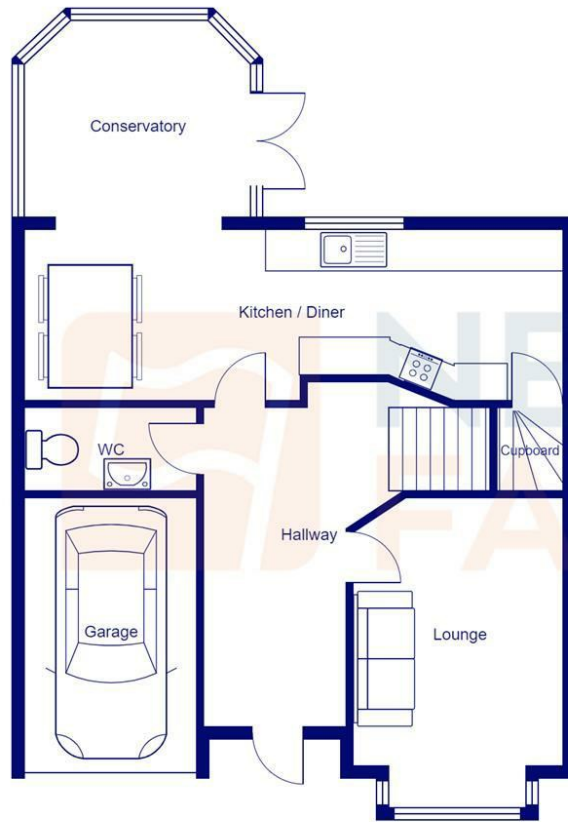




• EPC: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**COUNCIL TAX INFORMATION:**

Local Authority: Mansfield District Council  
Council Tax Band: D

**AGENTS NOTE – DRAFT PARTICULARS:**

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t: 01623424616  
e: mansfield@newtonfallowell.co.uk

