



Sandycliffe Close, Forest Town
Mansfield, NG19 0EX



Sandycliffe Close, Forest Town Mansfield, NG19 0EX £310,000 Freehold

****THIS IS A LOVELY EXTENDED FOUR BEDROOMED PROPERTY OFFERED FOR SALE, WITH ITS LIGHT AND AIRY BEDROOMS, SITUATED IN A SOUGHT AFTER PRIVATE LOCATION IN FOREST TOWN****

The current owners have spent tens of thousands extending, making this one of the best and unique four bedroomed properties available, with its masses of storage and central island in the kitchen, to the double vaulted open-plan galleried landing...this really has it all for a modern family!

Layout briefly comprises of the following: Entrance via a composite door into a hallway with real wow factor, utility room, downstairs WC, open-plan kitchen/diner floor to with grey floor to ceiling units, central island and hob, wine cooler, double glazed full length windows and spotlights. The lounge is a really good size and looks onto the stone paved patio. First floor: Landing, four bedrooms (the master has its own private dressing area and storage), En-suite which is to be completed and a three piece fully tiled bathroom.

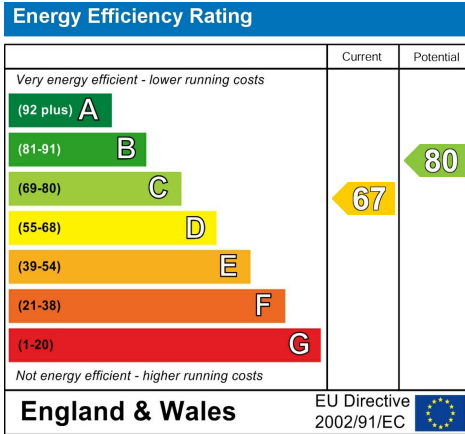
Externally: Low maintenance frontage which has been block paved, storage unit with double doors, gated side access and a rear enclosed garden .

BUYERS SHOULD REALLY GO AND VIEW THIS PROPERTY TO APPRECIATE WHAT IS ON OFFER-BEAUTIFULLY PRESENTED WITH TENS OF THOUSANDS SPENT









COUNCIL TAX INFORMATION:

Local Authority: Mansfield Council
Council Tax Band: C

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



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



Goodnight,
God bless

