



**Birchwood Park, Forest Town**  
Mansfield, Nottinghamshire, NG19 0JN



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0202 050 5111

**\*\*THIS DETACHED BUNGALOW IS SIMPLY BEAUTIFUL, PRESENTED TO A VERY HIGH STANDARD, AND SITUATED AT THE END OF A CUL-DE-SAC IN A HIGHLY DESIRABLE LOCATION\*\*.**

Newton Fallowell is pleased to offer this exceptional property situated in Forest Town which briefly comprises of the following: A side entrance door leading into an L-shaped hallway with spotlights, bay fronted lounge with fitted blinds, coving, electric fire and solid wooden mantel, spacious dining kitchen which is ideally fitted with a variety of wall/base units, electric oven/gas hob, tiled flooring and spotlights (the current owners have agreed to include various white good for a solid offer).

Moving on from the kitchen we have two well-proportioned bedrooms both benefiting from built-in wardrobes and a fully upgraded walk-in shower, a built-in high gloss vanity unit, sink/WC, aqua board panels, feature lighting, and quartz floor tiles.

Externally: Filled with an abundance of plants/shrubs giving all year-round colour, water features to the front/rear, graveled for low maintenance, a private relaxation corner, driveway for multiple vehicles along with a garage.


Viewings are highly recommended to truly appreciate this property.





- Sought after location
- Presented to the highest of standards
- Modern and neutral decor and flooring
- Upgraded shower room boasting quartz floor tiles
- Driveway for multiple vehicles and a detached garage
- Built-in wardrobes in both bedrooms
- Spacious reception room sizes
- Council tax band- C
- EPC rating- D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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:  
Council Tax Band:

**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

