



Cotterdale Close, Forest Town  
Mansfield, NG19 0QX



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£299,950 Freehold**

**\*\*READY TO VIEW- THIS BEAUTIFUL FOUR BEDROOMED FAMILY HOME IS TUCKED AWAY AT THE END OF A CUL-DE-SAC, near well-regarded schools and amenities\*\***

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

New for December is this lovely property which briefly comprises of the following: Entrance hallway with stairs rising to 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.







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

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band:

**AGENTS NOTE – DRAFT PARTICULARS:**

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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.

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