



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



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**\*\*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 which includes white goods and the kitchen furniture! Incredible! Not forgetting the solid oak worktops, simply beautiful.

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, gravelled for low maintenance, a private relaxation corner, driveway for multiple vehicles along with a garage. Short distance from woodlands for great countryside walks.


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>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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: C

**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.

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

