

# 6 Colby Close, Forest Town £200,000 Freehold

DETACHED FAMILY HOME • THREE BEDROOMS AND MODERN BATHROOM • IMMACULATE & STYLISH DECORATION THROUGHOUT • PRIVATE LOW MAINTENANCE REAR GARDEN, TANDAM CARPORT/GARAGE AREA • EARLY VIEWING HIGHLY RECOMMENDED



41 Albert Street, Mansfield, NG18 6AN Sales: 01623 627 247 email:enquiries@johnsankey.com





# How To Find The Property

Take the Southwell Road A6191 out of Mansfield to the brow of the first hill and turn left into Carter Lane at the traffic lights by Fittapart. Continue straight ahead at the next set of lights until you reach the traffic lights by Forest Town Church and continuing straight ahead again after passing the shops turn left into Holly Drive, at the end of Holly Drive turn right into Holly Road then take the second right turn into Douglas Road, follow the road round taking the second right into Sartfield Road then turn left into Colby Close where the property is situated on a private drive which services three properties on the right hand side.

# Entrance Hall

The property is accessed via a composite UPVC door at the front, leading into a welcoming entrance area with modern tiled flooring. Feature oak veneered internal doors provides access to the lounge and utility space, setting the tone for the rest of the home.

#### **Utility Area**

Previously a WC, this space has been reimagined to offer practicality, with room and plumbing for a washing machine and condensing tumble dryer. A chrome heated towel rail adds a modern touch, while a UPVC double-glazed window to the front aspect provides natural light. Should you wish, the space can easily be reinstated as a WC.

#### Living Room

#### 15' 1" x 14' 7" (4.60m x 4.45m)

A beautifully designed living area featuring stylish parquet-style flooring and an opening to the breast wall as the room's focal point. Two modern central heating radiators ensure comfort, while a UPVC double-glazed window to the front aspect floods the space with light. A stunning glass balustrade enhances the staircase, which rises to the first floor, and double doors open into the dining kitchen.

# Kitchen/Diner

#### 15' 1" x 9' 11" (4.60m x 3.02m

A sleek, two-tone modern kitchen offering a perfect combination of style and practicality. It features a range of wall and base units with integral appliances, including a fridge freezer, slimline dishwasher, and wine cooler. A square-edged work surface houses a four-ring gas hob with an extractor above and a sink with a Flexi hose mixer tap. Complementary tiled splash backs and spotlights to the ceiling complete the contemporary look. The space comfortably accommodates a dining table for 4 to 6 people, while tiled flooring and central heating radiators enhance functionality. UPVC doubleglazed windows and doors open out to the landscaped rear garden.

#### **First Floor**

#### Bedroom No. 1

15' 1" x 13' 3" (4.60m x 4.04m)

A spacious and airy double bedroom with ample room for a dressing area. The UPVC double-glazed windows let in plenty of natural light, while a central heating radiator and power points add to its practicality and comfort.

#### Bedroom No. 2

#### 10' 1" x 8' 4" (3.07m x 2.54m)

Another generous double bedroom, this room features a UPVC double-glazed window to the rear aspect, central heating radiator, and power points, offering a peaceful retreat.

#### Bedroom No. 3

# 10' 1" x 6' 9" (3.07m x 2.06m)

A well-proportioned third bedroom that can be used as a guest room, home office, or nursery. A UPVC double-glazed window overlooks the rear aspect, and the room includes a central heating radiator and power points.

#### Bathroom

A beautifully appointed bathroom showcasing a modern three-piece suite. It includes a low-flush WC, a vanity-style sink unit with a waterfall mixer tap and storage beneath, and a P-shaped bath with a mains-fed rainfall shower above. Fully tiled walls and floors provide a luxurious finish, complemented by a chrome heated towel rail and a UPVC double-glazed window to the side aspect.

# Outside

The front of the property offers a hardstanding driveway with parking for one vehicle and an electric roller shutter door leading to a carport/garage area, providing valuable storage space. The rear garden has been thoughtfully landscaped with ease of maintenance in mind. It features paved patio areas ideal for seating and entertaining, leading to an artificial lawn surrounded by newly fitted fence panels. The garden offers privacy and security, creating a peaceful outdoor retreat.

# **Additional Information**

Tenure: Freehold

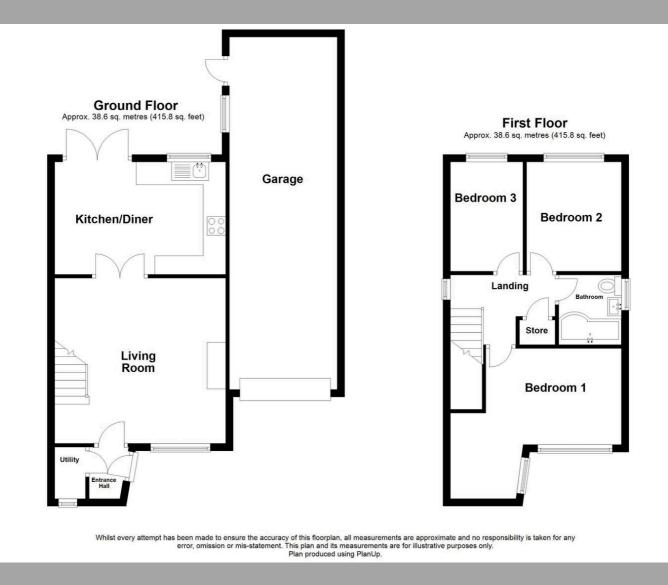
Council Tax Band: B

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.









These brochures are produced as a guide only. The floor plan and measurements are not to be relied upon for furnishing purposes and are approximates.



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