



**The Gables
Forest Town
Mansfield
Nottinghamshire
NG19 0AH**

Offers in Excess of £469,000

bettermove

The Gables Mansfield

Bettermove are delighted to welcome to the market this charming five bedroom detached house in Forest Town, set within a private gated community of just six homes, available with no forward chain.

The property benefits from an electric gated driveway and integral garage driveway providing off street parking for multiple cars. The council tax band is F.

The interior of this beautifully presented property consists of a bay fronted lounge with new hardwood flooring fitted in 2021, contemporary kitchen with island breakfast bar, dining room, utility room, conservatory and cloakroom on the ground floor with underfloor heating present in all rooms. The first floor comprises five double bedrooms, three with fitted wardrobes and an en suite shower room to the master and Jack and Jill style en suite to the second and third bedrooms, as well as the family bathroom. There are new carpets on the stairs and landing and to three of the bedrooms. The exterior boasts an enclosed rear garden with lawn and patio areas, perfect for enjoying the summer months.

Situated in the sought after Forest Town, the property is close to a number of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A60, A6191, the M1, Mansfield and Mansfield Woodhouse rail stations.

This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

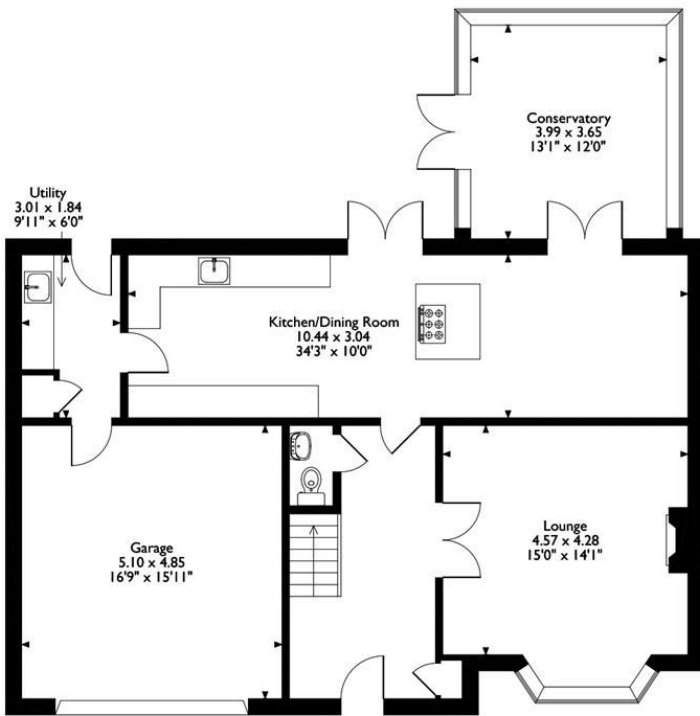
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

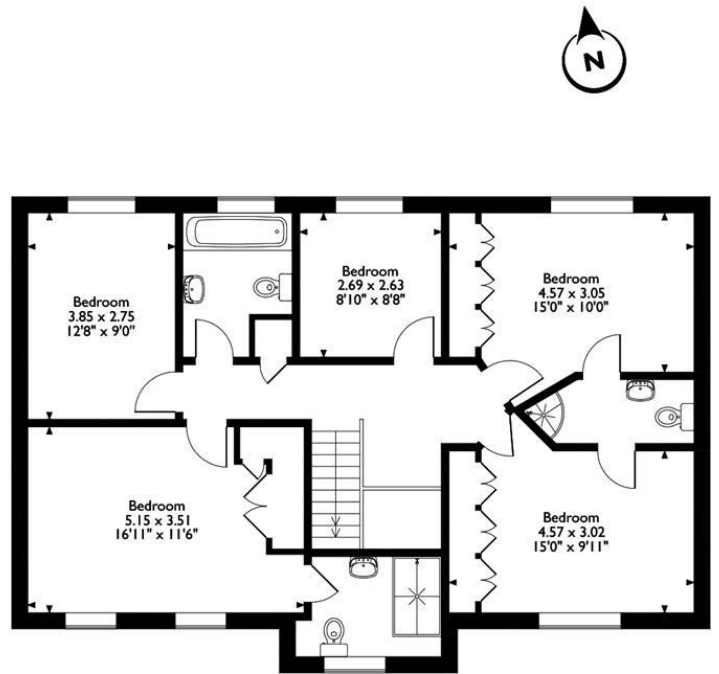
The exclusivity fee is returned to you upon successful completion of the property.



The Gables Forest Town, Mansfield, Nottinghamshire
 Approximate Gross Internal Area
 211 Sq M/2272 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk