



**ASHFORD
& MOULT**
ESTATE AGENTS

£310,000
Potters Corner
Mansfield, NG19 0FG

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PROPERTY SUMMARY

Welcome to Potters Corner, Forest Town, Mansfield! This exquisite four-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a spacious reception room that sets the tone for the rest of the home. The property has been thoughtfully designed and finished to a high standard throughout, creating a warm and welcoming atmosphere for both family and guests.

One of the standout features of this residence is the converted garage, which provides an additional living room, ideal for relaxation, entertaining, or creating a versatile family space to suit your needs.

Upstairs, the main bedroom offers a true retreat, complete with its own en-suite bathroom and a dedicated dressing area – a fantastic addition rarely found in similar homes, providing the perfect space for wardrobes and getting ready in comfort. A conveniently located downstairs toilet further enhances the practicality of the home's layout.

The property also benefits from a fully boarded loft that runs the full length of the house, complete with shelving units, offering excellent additional storage space – ideal for keeping the home organised without compromising on living areas.

Situated close to local amenities and schools, this home is perfectly placed for families seeking both convenience and a strong sense of community. With four well-proportioned bedrooms, there is ample space for everyone, whether it

4



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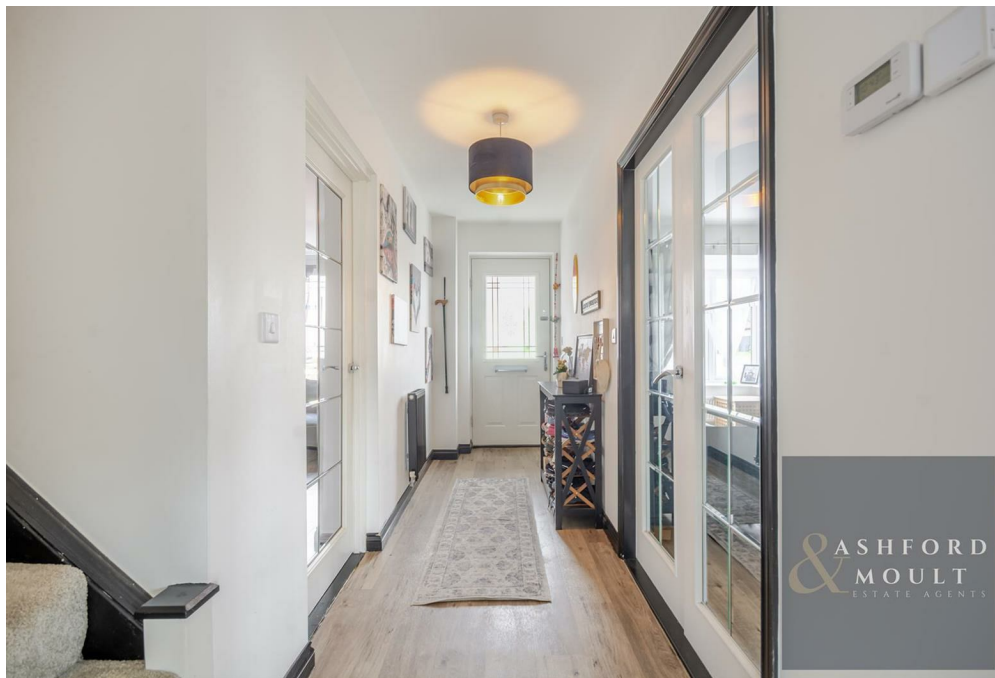


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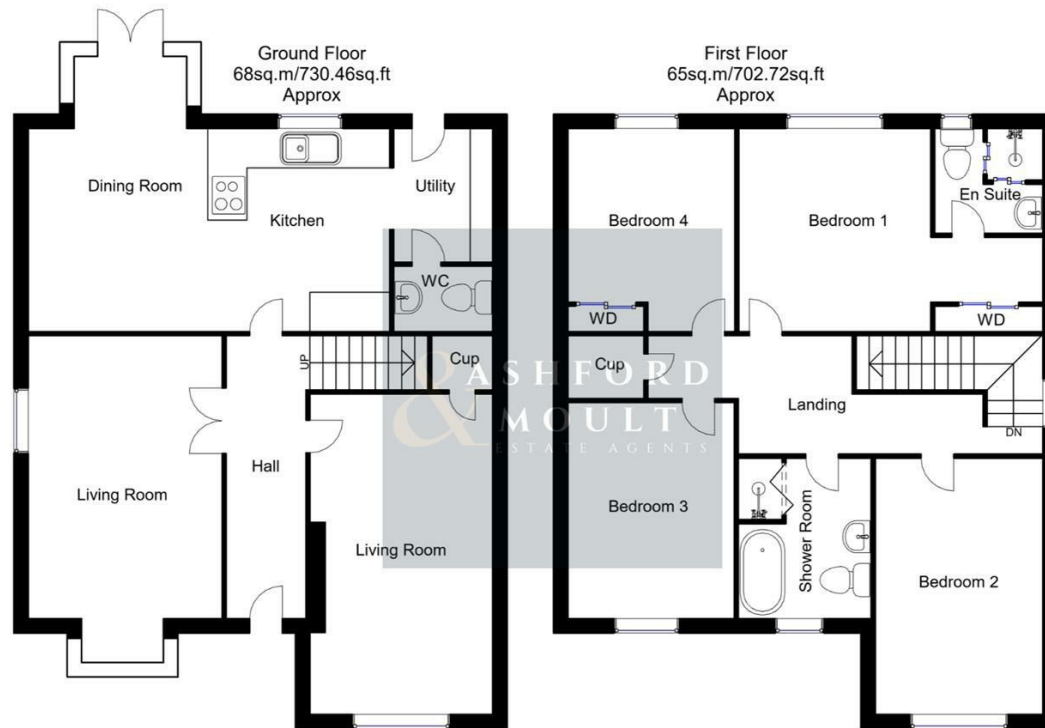


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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