

England & Wales	
EU Directive 2002/91/EC	
Min energy demand - higher CO2 emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A

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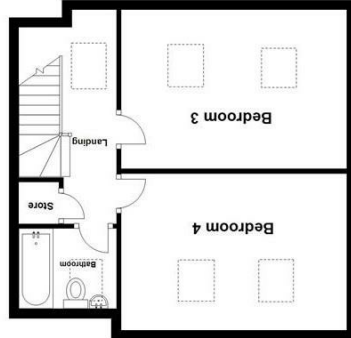
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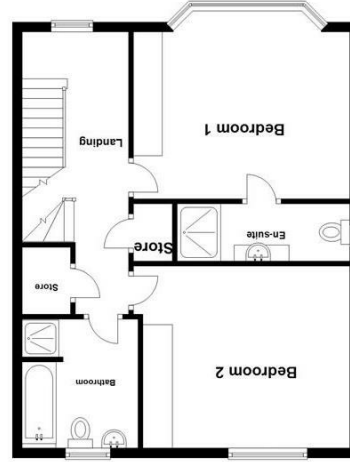
John Sankey
 Estate Agents

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using Planlup.

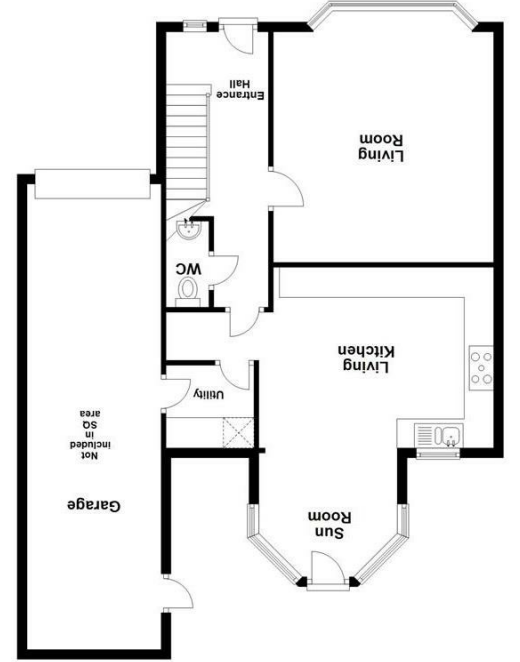
Total area: approx. 166.4 sq. metres (1790.9 sq. feet)



Second Floor
 Approx. 43.0 sq. metres (463.3 sq. feet)



First Floor
 Approx. 58.7 sq. metres (631.6 sq. feet)



Ground Floor
 Approx. 64.7 sq. metres (698.0 sq. feet)



John Sankey 50th Anniversary logo

17 Waterfield Way, Kings Clipstone, Notts, NG21 9FD
 £345,000

John Sankey
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Waterfield Way

Kings Clipstone

This simply stunning Detached Home offers an impeccably presented and stylish interior throughout. On entering the property we were immediately impressed with the space this home offers, set over three floors and including a welcoming light and airy hallway with a downstairs w.c. perfect especially if you have young children and a spacious lounge with windows to the front providing plenty of natural light. To the rear of the property you will find an enviable living kitchen area which is the main hub of the home. The kitchen itself has modern high gloss white units with plenty of soft close doors and drawers, space to dine comfortably for at least six to eight people with a further living area with french doors providing views and access to the beautifully manicured garden. Furthermore the ground floor benefits from a utility room and integral access into a DOUBLE TANDEM GARAGE. To the first floor you will find two double bedrooms, both of which benefit from fitted wardrobes and the main further utilising an en suite. There is also a four piece family bathroom suite with the second floor again benefitting from two superbly well proportioned double bedrooms both again with fitted wardrobes and yet another bathroom. Externally the property has a driveway providing off road parking and a landscaped well manicured garden with patio areas, lawns and dug out borders ideal for entertaining. This home offers space in abundance and simply must be viewed.

How to find the property

Leave Mansfield continue through Forest Town, over the main roundabout continuing into Clipstone, past the local high street for approximately one mile until reaching the roundabout where you take the first left onto Cavendish Way, follow the road to the bottom to the next roundabout taking the first left onto Ward Road, turn right onto Hilcote Drive and then immediately left onto Waterfield Way where the property is then located on the left hand side clearly marked by one of our signboards.

Ground Floor

Entrance Hall

Accessed via a composite double glazed door with a uPVC triple glazed window providing plenty of natural light. This welcoming hallway is neutrally decorated and has stairs rising to the first floor, there is Karndean floor which continues into the downstairs w.c and kitchen, central heating radiator, coving to the ceiling, internal doors lead to the lounge, living kitchen and downstairs w.c., telephone and power point.

Lounge

17'6" maximum x 14'10"

A spacious lounge offers modern decoration and a fantastic space to relax, there are uPVC triple glazed windows to the front aspect which provide the room with plenty of natural light, there are two central heating radiators, coving to the ceiling, television and power points.

Downstairs W.C.

Comprises briefly of a low flush w.c. and a pedestal sink with a mixer tap, there are half tiled walls, fitted mirror, central heating radiator and Karndean flooring.



Living Kitchen

22'2" max red to 16'0" x 20'11" red to 9'10"

The living kitchen area is absolutely beautiful and provides a huge amount of space for entertaining. The kitchen itself offers a comprehensive range of modern high gloss white units with downlighting to the wall units and pelmet kickboard lighting, there are soft close cupboards and drawers, an integral dishwasher, two Neff ovens, a roll edge work surface houses a counter sunk sink unit with drainer and mixer tap, a five ring Siemens induction hob with fitted extractor above and feature splashback, there is also an area for a free standing American style fridge freezer, the kitchen is also designed to take a dining table which would comfortably seat at least six to eight people with an area providing another reception space with television and power points, uPVC triple glazed windows and door providing views and access out to the garden, there are two modern central heating radiators, coving to the ceiling, an ample amount of power points, the flooring is Karndean which matches the hallway and an integral door leads into the utility.

Utility

5'11" x 5'6"

A very useful utility space having matching wall and base units and work surfaces to the kitchen with a circular counter sunk sink and mixer tap, there is space and plumbing for a washing machine and tiled splashbacks, central heating radiator, Karndean floor covering and an integral door which leads into the garage.

First Floor

Landing Space

Having neutrally decorated white walls and cream carpet with a uPVC double glazed window to the front flooding the room with plenty of natural light and an area with potential for a desk space, there are power points, central heating radiator, two cupboards which provide plenty of useful shelved storage and one of which houses the gas central heating boiler. Internal doors lead to bedrooms one, two and the bathroom.

Bedroom No. 1

13'3" x 14'10"

A superb size master suite impeccably decorated having fitted wardrobes with sliding mirrored doors, there are uPVC triple glazed windows to the front aspect again providing the room with plenty of natural light, coving to the ceiling, central heating radiator, television and power points and a door to the en suite.

En Suite

Offers a low flush w.c., a vanity style sink unit with storage units beneath and mixer tap with a porcelain work surface atop, there is a shower cubicle with bi folding glazed doors and tiling to the cubicle itself, there is a shaver point, central heating radiator and a uPVC triple glazed window to the side aspect.

Bedroom No. 2

15'2" to doorway x 12'3"

Another exceptionally spacious and well decorated room again benefits from a range of fitted wardrobes to one wall, a uPVC triple glazed window to the rear overlooks the well manicured gardens, there is a central heating radiator and power points.

Bathroom

The generous size bathroom benefits from a four piece suite comprising of a low flush w.c., pedestal sink and mixer tap, panelled bath and mains fed separate shower cubicle with bi folding glazed door, spotlight to the cubicle and tiling to the walls, there is herringbone style lino flooring, a uPVC triple glazed window to the rear aspect, shaver point and central heating radiator.

Second Floor

Second Landing

The second landing has a central heating radiator, skylight offering natural light and a spacious storage cupboard with hanging space and internal doors to bedrooms three, four and the second bathroom.

Bedroom No. 3

15'2" x 10'6"

The third bedroom is again a fantastic size double room with fitted wardrobes, two skylights windows provide the room with light along with fitted blackout blinds, there is access to the eaves which offers useful storage space, central heating radiator, television and power points.

Bedroom No. 4

15'1" x 10'3"

The fourth bedroom is yet again a very generous size double with neutrally decorated walls and steel grey carpet, there are fitted wardrobes, two skylights which again flood the room with plenty of natural light, access to eaves storage which again would prove very useful, central heating radiator and power points.

Second Bathroom

This superbly presented suite comprises of a low flush w.c., a pedestal sink with a mixer tap, a panelled bath with mixer shower attachment above and fitted glazed shower screen, there are partly tiled walls, central heating radiator, shaver point and skylight window providing natural light.

Outside

Gardens Front

The front of the property has attractive wrought iron railings to the boundary with a low maintenance paved frontage ideal for potted plants and a tarmac driveway providing off road parking with access to the double tandem garage via an up and over door.

Double Tandem Garage

31'4" x 8'11"

It is very rare to find a garage of this size in our opinion offering an up and over door, power and lighting with a loft area and small amount of boarding to provide storage and a rear door which leads out to the rear garden. As the garage itself is integral it does offer potential for any buyer to create further living space subject to relevant permissions.

Gardens Rear

The beautifully landscaped garden offers two paved patio areas ideal for seating with a central path which separates two shaped lawned with pebbled borders, there are fenced boundaries, an outside tap and a gate to one side giving access round to the front and there is also the rear garage door providing access to the garage.

Additional Information

Tenure: Freehold

Council Tax Band: D

Agent's Note

Under Section 21 of the Estate Agency Act 1979 we have to inform all potential purchasers that the owner of this property is a relative of an employee of John Sankey Estate Agents.

