



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower CO2 emissions	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower energy costs	
A	93
B	83
C	73
D	63
E	53
F	43
G	33



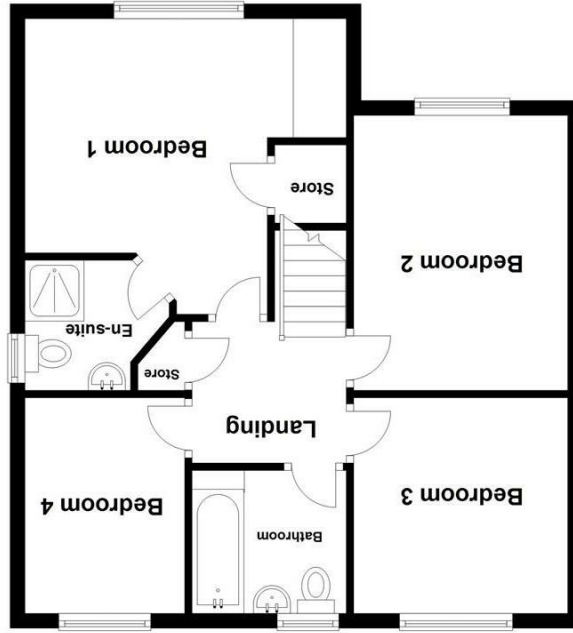
41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com



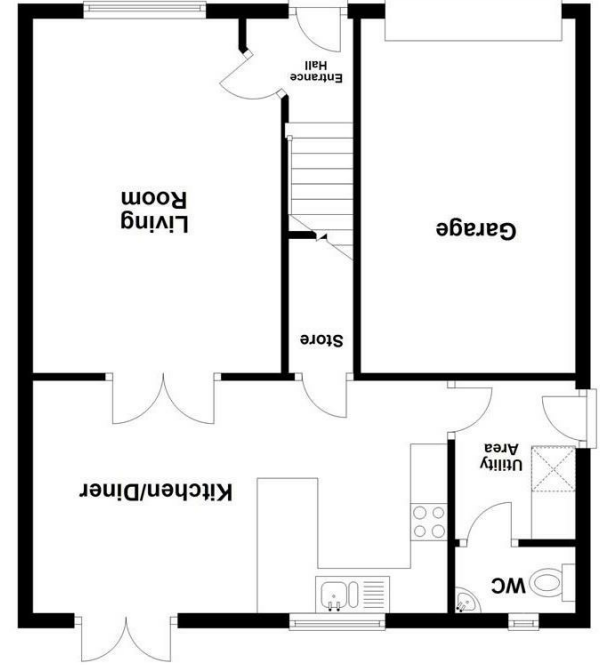
John Sankey
 Estate Agents

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 PlanUp.

Total area: approx. 99.3 sq. metres (1069.4 sq. feet)



First Floor
 Approx. 55.0 sq. metres (591.8 sq. feet)



Ground Floor
 Approx. 44.4 sq. metres (477.5 sq. feet)



28 Peregrine Gardens, Clipstone, Notts, NG21 9GW
 Guide Price £255,000 to £265,000



Peregrine Gardens

Clipstone

GUIDE PRICE £255,000-£265,000 Nestled in a peaceful and picturesque setting, this modern detached home, built in 2019, offers an exceptional blend of contemporary living and tranquil surroundings. The property boasts a thoughtfully designed layout that perfectly caters to modern family life.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the light and airy ambiance found throughout the home. The spacious lounge provides a relaxing retreat, filled with natural light, making it the perfect spot for unwinding after a long day.

The heart of the home is the impressive open-plan dining kitchen, equipped with integral appliances. This versatile space is ideal for both daily living and entertaining, with ample room for family gatherings and dinner parties. The adjoining utility area and convenient downstairs WC add practicality, especially for those with young children.

Upstairs, you'll discover four generously proportioned bedrooms, each offering comfort and space. The main bedroom features fitted wardrobes and a stylish en-suite, creating a private sanctuary within the home. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a driveway and garage providing ample parking. The rear garden is a safe haven for children to play or for hosting outdoor gatherings, while the surrounding area offers a wealth of opportunities for outdoor enthusiasts. With forest and countryside walks on your doorstep, this home is perfect for keen walkers or dog owners who will appreciate the serene backdrop.

Conveniently located, the property is within easy reach of local shops, bus services, and the renowned Sherwood Pines, which is just a short drive away. This modern family home is a rare find, offering a perfect blend of contemporary comfort and natural beauty.

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 a right onto Goldcrest Lane. Follow to the bottom and turn left onto Bluebell Wood Lane and then first right onto Peregrine Gardens. The property is then located to the bottom of the cul-de-sac on the right hand side, clearly marked by one of our sign boards.



Entrance Hall

9'5" x 2'10"

The entrance hall welcomes you into the property via a door leading from the driveway. The space is bright, with stairs rising to the first floor. There's a central heating radiator to keep the area warm, and an internal door provides access to the lounge.

Living Room

15'9" maximum x 11'

The well-proportioned lounge is a comfortable living space, featuring a UPVC double-glazed window to the front aspect, offering plenty of natural light and unspoiled tree-lined views. The room is enhanced with laminate flooring, TV and power points, and double doors that open seamlessly into the open-plan dining kitchen, creating a smooth flow between the living spaces.

Open Plan Dining Kitchen/Diner

18'5" x 10'4"

The open-plan dining kitchen is modern and functional, equipped with fully fitted kitchen units and integral appliances including a fridge, freezer and dishwasher. The work surfaces house a one-and-a-half bowl sink with a mixer tap, a four-ring gas hob, an oven beneath, and an extractor above. Spotlights illuminate the area, while a useful under-stair pantry provides additional storage solutions. The dining area is spacious enough to comfortably seat at least six people, making it perfect for hosting guests. UPVC double-glazed windows and French doors offer views and direct access to the rear garden, ensuring this space is both practical and inviting.

Utility

7'1" x 5'4"

The utility room is a handy area, with space and plumbing for a washing machine, and matching surfaces to the kitchen. The room also houses the gas central heating boiler and has a door leading to the side of the property, offering easy access to the rear garden. Internal doors connect the utility room to the kitchen and downstairs WC, and there's also a central heating radiator for added convenience.

Downstairs WC

5'4" x 2'11"

The downstairs WC is equipped with a pedestal sink with a mixer tap, a low flush WC, and a central heating radiator. A UPVC double-glazed window to the rear aspect allows natural light to filter in, making it a convenient space, especially for families with young children or when entertaining guests.

First Floor

Landing

6'10" x 6'3"

Bedroom No 1

14'5" x 13'2" maximum

The master bedroom is a generous double room featuring fitted wardrobes and an additional deep cupboard, providing ample storage space. A UPVC double-glazed window to the front aspect offers views over the tree-lined frontage. The room also includes a central heating radiator, power points, and a door leading to the ensuite.

En-Suite

6'5" x 5'9"

The en-suite is well-appointed with a low flush WC, a pedestal sink with a mixer tap, and a mains-fed rainfall shower with folding glazed doors. Additional features include a chrome heated towel rail and a UPVC double-glazed window to the side aspect, ensuring this space is both functional and stylish.

Bedroom No 2

12'2" x 9'4"

Bedroom two is another good-sized double room, featuring a UPVC double-glazed window to the front aspect, central heating radiator, and power points, making it a comfortable space for any occupant.

Bedroom No 3

9'7" x 9'4"

Bedroom three is a double bedroom located at the rear of the property. It features a UPVC double-glazed window overlooking the rear garden, a central heating radiator and power points.

Bedroom No 4

9'7" x 7'3"

Bedroom four is a well-proportioned room with a UPVC double-glazed window overlooking the rear garden. The room includes a central heating radiator and power points, and it offers versatility, with the potential to be utilised as a home office if needed.

Bathroom

6'10" x 6'4"

The modern family bathroom features a three-piece suite, including a low flush WC, a pedestal sink with a mixer tap, and a panelled bath with an electric shower over and a fitted glazed shower screen. A UPVC double-glazed window to the rear aspect allows natural light into the room, and there is also a central heating radiator for added comfort.

Outside

The front of the property offers a driveway with parking space for two cars, with a lawn area to the side that has potential for further parking if required. The property also includes a garage with an up-and-over door, power, and lighting. Gated access to the side of the property leads to the spacious rear garden, which is secured by timber fencing. The garden features a paved patio area, making it an ideal space for children to play or for entertaining guests. Access to the front of the property is also available from the side.

Additional Information

Tenure: Freehold

Council Tax Band: D

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

Potential buyers must be made aware that there is a yearly service charge of £122 currently (subject to change) for the communal areas & parks upkeep of the new build estate.

