



11 First Avenue, Clipstone Village

Guide Price £170,000-£180,000 Freehold

WELL PRESENTED SEMI-DETACHED HOME • THREE BEDROOMS, IDEAL FOR FIRST TIME BUYERS • LARGE GARDEN & DOUBLE GARAGE • NO UPWARD CHAIN • EARLY VIEWING HIGHLY RECOMMENDED



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
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John Sankey





Ground Floor

Entrance Hall

The entrance to the property is inviting and is accessed through a composite door. Upon entering, you are greeted by a central staircase leading to the first floor. Internal doors provide access to both the living room and the dining kitchen.

Living Room

18' 1" x 11' 4" (5.51m x 3.45m)

This charming, neutrally decorated living room boasts a UPVC double glazed window at the front, allowing for ample natural light. A sliding patio door at the rear leads directly to the conservatory, further brightening the space. The room features a central coal effect gas fireplace (not tested) as a focal point, along with TV and power points and a central heating radiator for comfort.

Kitchen/Diner

18' 1" x 12' 1" (5.51m x 3.68m)

The generous dining kitchen is well-equipped with a variety of wall and base units, complemented by a work surface that houses a one-and-a-half bowl sink and drainer unit with a mixer tap. Included in the property sale are essential white goods: a freestanding cooker, washing machine, tumble dryer, and fridge freezer, making it a perfect choice for first-time buyers. The dining area offers ample space for seating 4 to 6 people comfortably. A UPVC double glazed window at the front ensures plenty of natural light, while a UPVC door at the rear provides access to the conservatory.

Conservatory

18' 3" x 7' 8" (5.56m x 2.34m)

Added approximately five years ago, this lovely conservatory is an ideal space to unwind, offering seamless access to both the living room and dining kitchen. It is equipped with power points, UPVC double glazed windows, and French doors that open out to the garden, complete with fitted blinds.

First Floor

Bedroom No. 1

13' 4" x 9' 1" (4.06m x 2.77m)

This double bedroom is fitted with a UPVC double glazed window at the front, a central heating radiator, power point and a storage cupboard that houses the gas central heating boiler, which is approximately 18 months old.

Bedroom No. 2

11' 0" x 9' 4" (3.35m x 2.84m)

Another neutrally decorated room, Bedroom Two features a UPVC double glazed window at the front, alongside a central heating radiator and power point.

Bedroom No. 3

8' 5" x 8' 2" (2.57m x 2.49m)

Situated at the rear, this bedroom offers a UPVC double glazed window overlooking the garden and a fitted cupboard for storage. It also includes a central heating radiator and power point.

Bathroom

This well-designed bathroom benefits from a low flush WC, a pedestal sink, and a panelled bath, along with a separate walk-in shower cubicle featuring a rainfall mains-fed shower and a fitted glazed shower screen. The cubicle itself is enhanced by wet wall boarding, while the remaining walls and floor are tiled. A UPVC double glazed window at the rear and a central heating radiator complete the space.

Outside

The front of the property is attractively low maintenance, featuring a boundary wall and gate leading to the main entrance. The frontage is pebbled with shrubbed borders. A shared driveway to the side splits into double gates, leading to a parking area, double garage and garden. The rear garden is impressively sized, landscaped to include paved patio seating areas, a pond, and a shaped lawn garden with shrubbed borders. An array of sheds provide ideal storage or workshop space, perfect for storing materials. The garden is further enhanced by a double garage with an up-and-over door, power, and lighting, offering significant additional advantages, plus an external water supply.

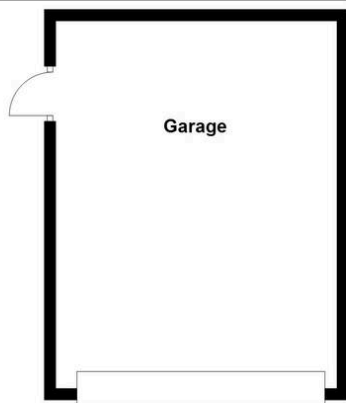
Additional Information

Tenure: Freehold Council

Tax Band: A

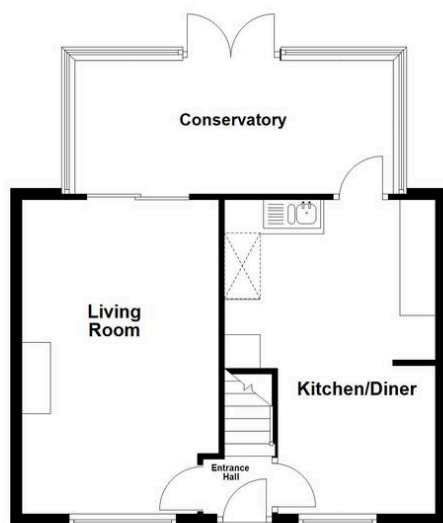
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Ground Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



Total area: approx. 92.7 sq. metres (998.1 sq. feet)

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.



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