





25 Clifton Grove, Mansfield

£370,000 Freehold

A STUNNING EXTENDED DETACHED HOME POSITIONED ON AN ENVIABLE PLOT • LOUNGE/DINING ROOM, GARDEN ROOM AND BESPOKE KITCHEN • THREE BEDROOMS, WITH PRINCIPLE ROOM HAVING A DRESSING ROOM AND EN-SUITE • BATHROOM WITH BEAUTIFUL FREE STANDING BATH • LARGE, PRIVATE REAR GARDEN, DRIVE & GARAGE • NO UPWARD CHAIN, EPC RATING TBC















Porch

Tiled floor and beautiful stained glass door leading into the mair

Entrance Hall

A neutrally decorated hallway with door providing access to the downstairs accommodation, with the quality decor setting the tone for the rest of the home. Stairs rise to the first floor and the room benefits from a central heating radiator.

Downstairs WC

Comprising briefly of a low flush WC, wall mounted sink unit with tiled splash-backs. Additionally, there is a spotlight to the ceiling and fitted storage cupboard.

Lounge

11' 0" x 12' 4" (3.35m x 3.76m)

A wonderful space providing an open plan feel. The lounge area benefits from a double glazed bay window to the front aspect providing the room with plenty of natural light, along with a beautiful feature coal effect gas fire centrepiece which sits as the central feature. There is beautiful coving to the ceiling, central heating radiator, TV and power points, with open access to the dining area.

Dining Area

12' 3" x 12' 1" (3.73m x 3.68m

Having open plan access from the lounge this wonderful space would seat at least 6 to 8 people to dine comfortably, therefore the space is the perfect area for entertaining or hosting gatherings.

Having quality polished wood flooring, feature coving and ceiling rose, a window looks into the garden room. There's a central heating radiator, power point and feature curved glazed doors that lead into the kitchen

Kitchen

16' 6" x 11' 6" (5.03m x 3.51m

The stylish kitchen is a bespoke built space with fitted wall and base units, including an integral fridge and freezer, larder cupboard and central Island. A work surface houses a counter sunk sink unit with mixer tap, dual aspect double glazed windows provide the room with plenty of natural light along with the spotlights that illuminate the ceiling. Gorgeous tiled flooring is a particular feature along with the coving to the ceiling and log burner. Further the doors lead to the dining area, garden room and exterior making this room very accessible space.

Utility Room

14' 2" max x 6'5": The utility is a very practical space with matching units to the kitchen. There is an additional counter sunk sink unit with a mixer tap with further work surface. The rear of the utility space houses the gas central heating boiler and gives access to the aarden room.

Garden Room

19'8" x 10'10" max reducing to 8'11": The garden room is a stunning addition to the home and provides another reception room which enjoys unspoiled views of the beautiful rear garden via double glazed windows. There are three central heating radiators which make the room usable all year round, along with internal doors giving access to the kitchen and utility. Additionally, there is a TV point and power points.

First Floor

Bedroom No 1

12' 3" x 10' 0" (3.73m x 3.05m

Bedroom one is a luxurious suite having fitted wardrobes to the bedroom, a double glazed window overlooks the rear garden and central heating radiator. Doors open and lead through to a large dressing room and en-suite.

Dressing Room

9' 11" x 11' 6" (3.02m x 3.51m)

The dressing room is a large space fitted out with hanging space and pull out draw units providing ample storage. A double glazed window overlooks the rear garden, central heating radiator, power points and access to the en-suite and the bedroom.

En-Suite

A spacious room with a feature high flush WC, bespoke curved sink unit with storage beneath and mixer tap. A mains fed shower cubicle with tiling to the walls adds practicality, while a feature stained glass window to the front offers natural light, along with spotlights to the ceiling, heated towel rail and access to the dressing room.

Bedroom No 2

12' 4" x 11' 0" (3.76m x 3.35m)

Double glazed window to the front aspect provides natural light to the room. There is a partition wall with work surface and sink with mixer tap, central heating radiator and power point.

Bedroom No 3

7' 6" x 6' 4" (2.29m x 1.93m)

The third bedroom is located to the front with a double glazed window providing natural light, central heating radiator and power point

Bathroom

The bathroom is an enviable space, thoughtfully designed with both style and practicality in mind. A freestanding bath sits proudly as the central feature, creating a striking focal point and inviting relaxation. Complementing this is a low flush WC and a classic pedestal sink unit, while a bespoke fitted storage cupboard offers a neat solution for everyday essentials. Two windows allow for an abundance of natural light, enhancing the bright and airy feel of the room.

Outside

Situated on a wonderful plot, the property boasts a driveway to the front, complemented by a lush lawn shielded by a private hedged boundary. Access to both sides of the property seamlessly leads to the rear garden, one of the true highlight of this residence. The rear garden is a beautifully kept, large private space, offering a sprawling lawn adorned with mature shrubs and fruit trees. This expansive area is perfect for any keen gardener or family seeking a beautiful outdoor sanctuary. To enhance the outdoor space, paved patio areas flank the property, providing additional space for relaxation and entertainment. Gates on both sides conveniently lead around to the front of the dwelling, ensuring easy access and privacy.

Garage

A spacious carriage with both doors to the front and pedestrian door to the rear provide space for a vehicle or extra useful storage.

Additional Information

Tenure: Freehold Council Tax Band: D Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.









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



