



CLIPSTONE DRIVE | FOREST TOWN | MANSFIELD | NG19 0JH

BuckleyBrown
ESTATE AGENTS

TRULY STUNNING!!.. Proudly presenting to the market this stunning three-bedroom bungalow, located within the sought-after area of Forest Town and nearby to a terrific range of shops and amenities, including a supermarket, vet, post office, GP, takeaways, parks and schools. The property itself has been beautifully maintained throughout, offering a spacious and homely interior that will impress upon viewing. Let's look inside..

Upon entry, you will immediately fall in love the spacious, neutral interior that has been beautifully decorated and easily allows you to add your own stamp. The living room provides a bright and airy space to settle down with family and friends, and enjoys an attractive feature fireplace that lends itself perfectly to cosy nights in. The kitchen is positioned just next door and presents a lovely space to enjoy cooking up tasty meals, providing space for all essential appliances. There's a generous and beautifully built extension leading off here, offering lots of versatility to utilise to your own needs, and with stunning views over neighbouring fields.

Moving further, you will find three well-presented bedrooms, all of which offer lots of space and flexibility to add your own stamp. There's also a modern family bathroom, complete with a lovely four-piece suite, including a freestanding bath where you can enjoy unwinding after a long day.

You will only continue to be impressed as you step out to the wonderfully private and well-maintained rear garden, where you'll find lovely seating areas, a lawn and surrounding mature shrubs. You'll love spending quality time out here and enjoying the amazing panoramic views over neighbouring fields. If that's not enough, the front of the property also benefits from two gated driveways for off-road parking, along with two garages. What more could you ask for?





Living Room 11'7" x 37'2"

With a feature fireplace, central heating radiator, coving and a window to the front elevation. With double doors leading into the dining room.

Kitchen 8'4" x 29'9"

Fitted with neutral wall and base units with a complementary work surface over, inset sink, tiled splash backs, integrated oven, gas hob with extractor fan above, central heating radiator, window to the rear elevation, and a door leading into the dining room.

Dining Room 10'7" x 24'0"

With tiled flooring, two central heating radiators, downlights, coving, fitted storage cupboard, two windows to the rear elevation, and French doors leading outside. Together with a stunning outlook over neighbouring fields.

Bedroom One 10'4" x 12'5"

With fitted carpets, central heating radiator, coving and a window to the front elevation.

Bedroom Two 11'4" x 14'0"

With a central heating radiator and window to the rear elevation.

Bedroom Three/Office 7'6" x 10'4"

With laminate flooring, central heating radiator and window to the side elevation.

Bathroom 5'11" x 9'2"

Complete with a freestanding bath, low flush WC, wash hand basin, enclosed shower, half height tiling and window to the rear elevation.

Outside

Featuring an enclosed garden to the rear with a spacious, decked seating area and

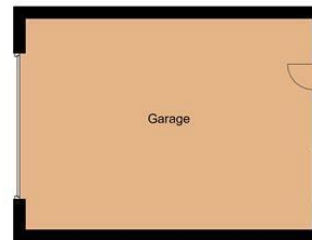


lawn, along with beautiful panoramic views of neighbouring fields. To the front of the property are two private driveways that lead up to two separate attached garages, allowing ample space for both off-road parking and secure storage.





Garage
28 Sq.mt / 300.88 Sq.ft
Approx



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 is 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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