



CLAYMOOR CLOSE | | MANSFIELD | NG18 5RS

BuckleyBrown
ESTATE AGENTS

A STUNNING RESIDENCE!.. Nestled in a convenient and popular area of Mansfield with easy access to local amenities and the town center, this three-bedroom, three-storey house is truly remarkable! Boasting a wonderfully spacious and modern internal layout, this property is perfectly suited to growing families looking for a beautiful place to call their own. Let's head inside.

Upon entry, you'll be greeted by a welcoming entrance hall with a conveniently located WC and a under stairs' storage cupboard. The kitchen boasts a range of attractive units, complemented by ample worktop space where you'll love cooking tasty meals. The living room is positioned just down the hall and is filled with natural light from the French doors that offer convenient access to the rear garden – an ideal feature for those sunny summer days! There's ample space for furnishings and homely touches.

The first floor accommodates two well-proportioned double bedrooms and a lovely family bathroom comprising a three-piece suite where you can enjoy unwinding after a long day. The second floor reveals the master suite, complete with fitted wardrobes and an excellent en-suite facility for that added touch of luxury. What's not to love?

Heading outside, you will find a private lawn in the rear garden, a terrific space to unwind. The front comprises a driveway with space for offload parking and a garage for ample storage. If this is the one for you, don't miss out! Call today to book a viewing!





Hall

With access to;

Kitchen 6'0" x 11'11"

Including a range of cabinets and units with work surface over, with space for appliances and window to front elevation.

Living Room 12'10" x 14'7"

With carpeted flooring, central heating radiator and a bay window with french doors to rear elevation.

Landing

With access to;

Bedroom One 10'11" x 21'2"

Including carpeted flooring, a skylight window and fitted wardrobes. With window to front elevation.

Bedroom Two 10'8" x 12'10"

With carpeted flooring and windows to rear elevation.

Bedroom Three 7'8" x 12'10"

With carpeted flooring and windows to front elevation.

Bathroom 6'3" x 6'5"

With a panel bath, hand wash basin and low flush WC.

Ensuite 6'6" x 6'10"

Including a shower cubicle, hand wash basin and low flush WC.



Ground Floor
51 sq.m / 547.76 sq.ft
Approx.



First Floor
35 sq.m / 372.10 sq.ft
Approx.



Second Floor
28 sq.m / 298.40 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			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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