



Offers Over £190,000

EDMONTON ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AJ

**BuckleyBrown**  
ESTATE AGENTS

TOO GOOD TO MISS!... Take a look at this wonderful three bedroom, semi-detached house which occupies an incredible plot in Clipstone Village, with well established gardens to the front and the rear, with views of the surrounding countryside. This home will require some modernisation, but with the right scope and vision this home could be perfect for you!

Firstly, let's take a walk through the entrance hallway where you'll find a handy WC off here and will be lead nicely into the remaining rooms. The first room you'll step into is the bay fronted living room which is filled with natural light and is of a brilliant size for you to appreciate all year round. Moving on from here you will find a lovely kitchen/dining room which overlooks the rear garden and comes complete with a range of matching units and cabinets. This room is of a generous size with a cupboard for added convenience, plus there is a door leading nicely outside.

Moving on to the first floor you will find three generous bedrooms, which all offer plenty of versatility and could be utilised however you like, perhaps you need some extra office space? The possibilities are endless in this home! There is a shower room fitted with a three-piece suite just off the landing.

Outside will be certain to impress further with a spacious driveway to the front allowing for convenient parking, which in-turn leads to the garage. There is direct access onto the rear garden where you'll find a spacious seating area and extensive lawn with fence surround.

This is a fantastic family home which offers vast amounts of potential to make it your own, so don't miss out... Call a member of our team today to arrange a viewing!





#### Entrance Hallway

With staircase leading to the first floor and access to;

#### WC

Complete with low flush WC, wash hand basin and window to the side elevation

#### Living Room 11'4" x 20'0"

With bay window to the front elevation, a feature fireplace with surround and a window to the rear elevation

#### Kitchen/Dining Room 10'2" x 10'4"

Complete with a range of matching units and cabinetry with work surface over and inset sink and drainer. With ample space for dining, a cupboard for additional storage, two windows to the side elevation, allowing for ample natural light to flood through. There is a door leading nicely outside for added convenience

#### Landing 7'0" x 7'3"

With access to;

#### Bedroom One 13'6" x 10'3"

With built-in wardrobes and a window to the rear elevation

#### Bedroom Two 13'6" x 10'4"

With window to the front elevation

#### Bedroom Three 7'0" x 8'10"

With built-in wardrobe and window to the rear elevation

#### Shower Room 7'0" x 4'9"

Complete with enclosed shower, low flush WC, wash hand basin and window to the front elevation

#### Outside

With access to a store from outside (0.85 x

1.21). With a neat lawn to the front with planted borders and a spacious driveway allowing for ample off-street parking. There is a garage for additional storage (2.71 x 5.58) There is an extensive garden to the rear which is mainly laid to lawn with fence surround and boasts incredible views of the surrounding countryside





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. Specially 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) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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