



SORRELL SQUARE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GX

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ESTATE AGENTS

HERE IT IS!... There is definitely more than meets the eye with this wonderful four-bedroom detached house standing beautifully with its stunning private driveway and garage! Located within the convenient area of Clipstone, local shops and other amenities are only a short journey away!

The ground floor accommodation boasts a grand entrance hallway, fitted with stunning floors that flow throughout. Moving through to the spacious living area, you will find a modern feature wall with a fireplace and space for a television. This is the perfect area for hosting movie nights! Just around the corner, you will be met with the stunning Kitchen diner. This includes a modern range of cabinets and units with built-in appliances and a breakfast bar. This separates the kitchen from the dining area. The bifold doors really bring this room to life, allowing plenty of natural light in and perfect for those summer months!

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to four bedrooms, all of which have been kept to a great standard and offer space and flexibility to add your own stamp. The bathroom is just off the landing and is fitted with a high-end suite.

The outside space complements the property perfectly and presents an ample and private rear garden with patio seating area and well-maintained lawn. There is also a private driveway to the front of the property, providing spaces for parking, along with a garage for added storage. Call today to arrange a viewing!





#### Hall

With access to;

#### Kitchen/Dining Room 10'2" x 26'2"

Including a range of cabinets and units with space for appliances. With bifold doors to rear elevation,

#### Lounge 10'4" x 15'2"

With window to rear elevation.

#### Utility 5'2" x 6'6"

#### Landing

With access to;

#### Bedroom One 10'4" x 15'7"

With window to rear elevation.

#### Bedroom Two 10'2" x 12'11"

With window to rear elevation.

#### Bedroom Three 8'10" x 10'4"

With window to front elevation.

#### Bedroom Four 6'2"

With window to front elevation.

#### Bathroom 6'7" x 8'8"

Including a three-piece suite. With window to side elevation.

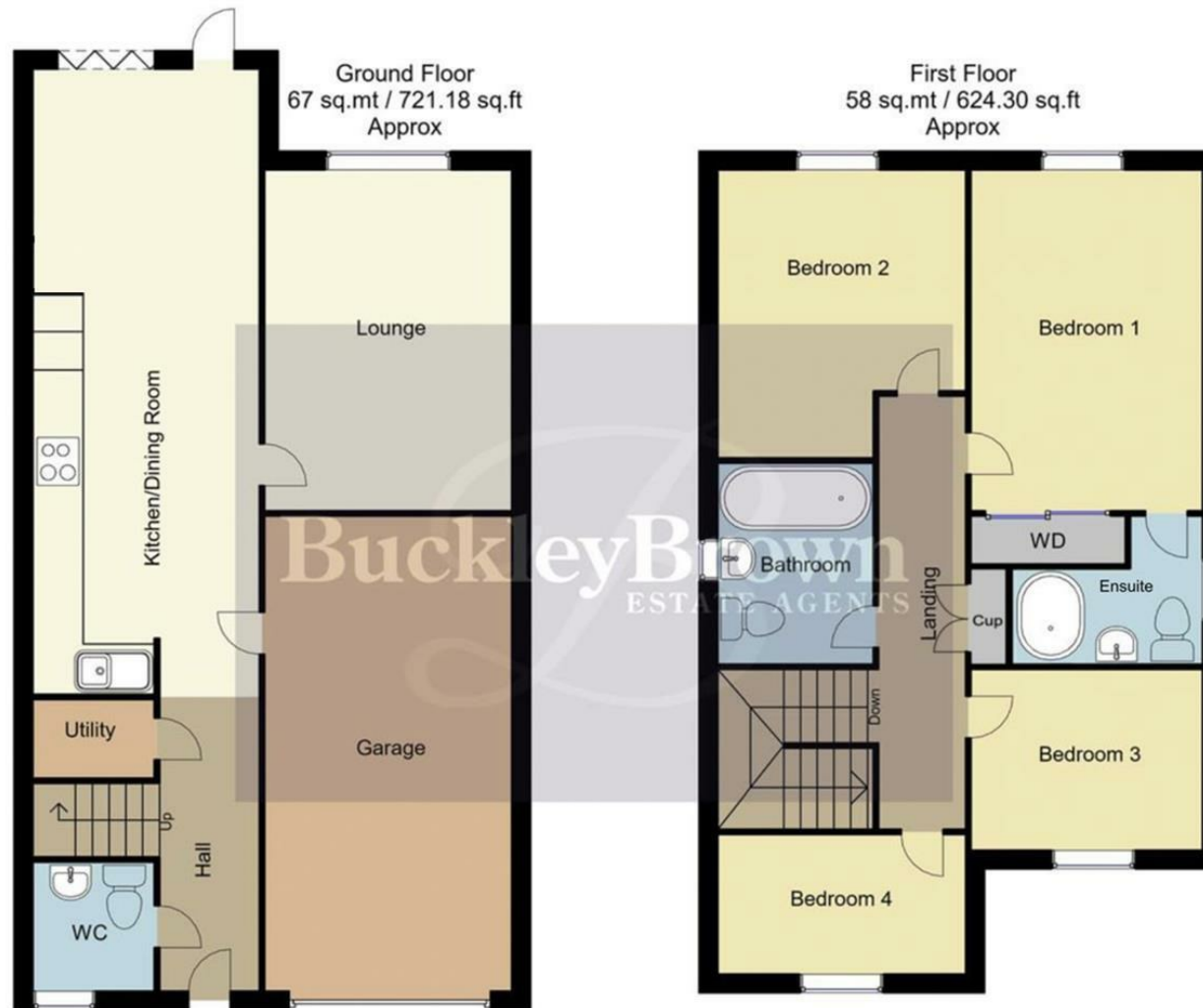
#### Ensuite 6'5" x 10'4"

Including a three-piece suite. With window to side elevation.

#### Outside

Including a private well-maintained lawn to the rear. With a driveway for off-road parking to the front.





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) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(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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