



£325,000

BROUGHTON CLOSE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FA

BuckleyBrown
ESTATE AGENTS

LOVELY FAMILY HOME!...Comprising of generous proportions, a modern and contemporary layout and accommodation finished to a superb standard throughout. This beautiful five bedroom, detached home is in an excellent location, being on a quiet cul de sac within a highly sought after estate on the outskirts of Clipstone Village. The property is within easy reach of shops and other amenities and offers access to countryside walks and play areas. The house occupies a delightful plot the whole family will love!

Firstly, you will find the spacious lounge that offers a beautiful fireplace perfect for cosy nights, along with a window to the front that allows a wealth of natural light through! Flowing nicely from here is a wonderful dining room providing a great sense of space to utilise. Through the double doors is an additional conservatory which we are certain you'll love. Complemented well with surrounding windows and patio doors bringing outside inside. The stunning kitchen is bound to impress, boasting a superb range of units, integrated appliances and ample worktop space for practicing your cooking skills! Along with patio doors to the rear, perfect for bbq's in the summer. In addition, there is a utility room for additional storage and access to the side of the property.

Heading upstairs, you will be welcomed to five well maintained bedrooms, four of which are doubles, and which offer plenty of space for all the family. Two of these both having the advantage of their own private ensuite facility, what's not to love? Furthermore, you'll find a generous bathroom just off the landing comprising of a stylish three piece suite

The outside space complements the house perfectly with a double driveway to the front of the property leading to the single integral garage. There is a spacious garden to the rear which is mainly laid to lawn. A perfect setting to take advantage of with family and friends. This home is a credit to its current owners, call now to arrange a viewing!





Entrance Hallway

With a handy downstairs WC and providing access to;

Living Room 10'10" x 18'0"

With feature fireplace, window to the front elevation and double doors leading to the dining room.

Dining Room 9'3" x 11'8"

Spacious room leading to the conservatory.

Conservatory 9'11" x 10'6"

With surrounding windows and external access to the side leading onto the rear garden.

Kitchen 8'11" x 18'0"

Complete with a range of cabinets and units, inset sink and drainer and integrated appliances. There are also additional built

in storage cupboards and access to a handy utility. With a window and external patio doors to the rear elevation.

Utility 5'0" x 8'8"

Complete with fitted worktop space, cupboard, inset sink and drainer and plumbing for the washing machine. With external access to the side elevation.

Landing

With storage cupboard and further access to;

Bedroom One 10'11" x 12'0"

With a window to the front elevation and access to a private en suite.

En Suite 6'1" x 6'8"

Three piece suite comprising of a hand wash basin, low flush WC, shower and a window to the side elevation.



Bedroom Two 10'7" x 11'4"

With a window to the rear elevation.

En Suite 6'1" x 6'8"

Complete with a hand wash basin, low flush WC and a shower.

Bedroom Three 8'6" x 16'8"

With a window to the front elevation.

Bedroom Four 8'9" x 11'5"

With a window to the rear elevation.

Bedroom Five 6'6" x 8'9"

With window to the front elevation.

Bathroom 6'1" x 7'3"

Three piece suite including a hand wash basin, low flush WC, bath and a window to the rear elevation.

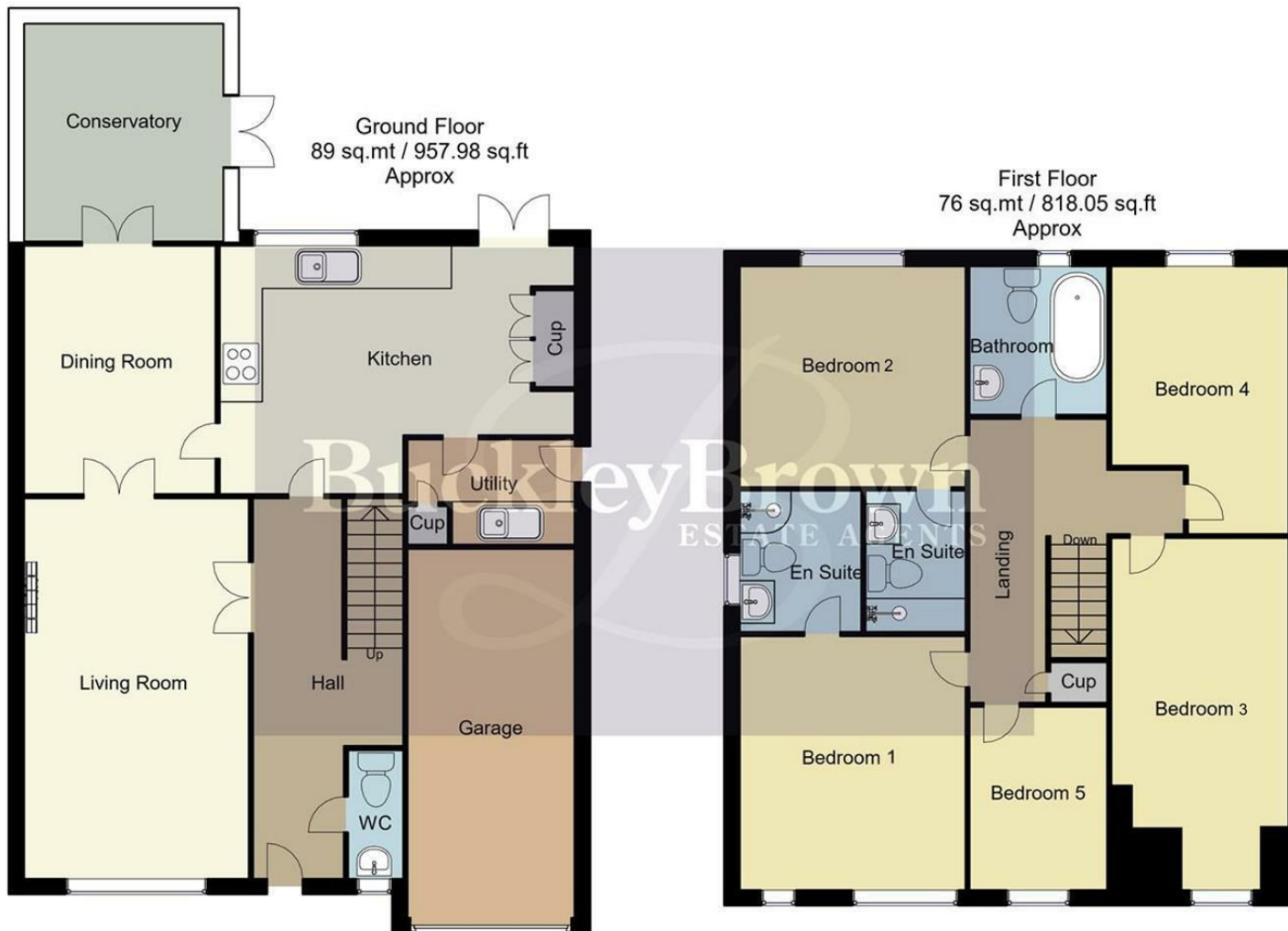
Garage 8'2" x 17'6"

Accessible from the front elevation.

Outside

Easy to maintain lawn to the front along with a private driveway allowing for off road parking. To the rear there is a well established garden which is mainly laid to lawn with shrubs and fence surround allowing a degree of privacy.





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			84
(81-91) B		74	
(69-80) C			
(55-68) D			
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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