



Guide Price £350,000

PORTLAND WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FE

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ESTATE AGENTS

GUIDE PRICE £350,000 - £360,000!

This three-storey five bedroom home is pleasantly situated in the village of Clipstone. The property offers a well-planned layout, with modern decor throughout. There are great transport links nearby, not to mention being ideally located close to local amenities and schools, making it a perfect family home!

As you walk through you will first of all find the generous sized entrance hall which gives access to a handy downstairs WC. The kitchen which is fitted with a range of matching cabinets and units, with work surfaces, inset sink and breakfast bar feature is bound to impress. Making this a great space for hosting dinner parties! Moving through to the living room you will find a spacious area to relax and enjoy cosy nights in with the family. Through the double doors you will find a light and airy sun room offering plenty of versatility to make it your own. Completing this floor is a stunning recently installed extension providing space to lounge and dine, with the luxury of underfloor heating and bi-folding doors. Perfect space for entertaining during the summer months! Impressed so far? Let's head upstairs where the excitement will continue!

Heading up to the first floor, you will be met with three bedrooms with much versatility to add your own stamp. Two of which have built in wardrobes and access to their own en suite. Just off the landing is a lovely family bathroom comprising of a four piece suite. The second floor leads you to an additional two bedrooms with space for furnishings and adding your own homely touches. One benefitting from its own dressing room and the other having a walk in wardrobe and private three piece suite.

Outside provides a landscaped garden with an artificial lawn, decorative pond and patio seating area. This space is of a brilliant size, perfect for hosting BBQ's in the summer months. The front offers a garage and private driveway allowing for off road parking. Call now to arrange a viewing!





#### Entrance Hallway

With storage cupboard, window to the front elevation and further access to;

#### WC

With hand wash basin and low flush WC.

#### Living Room 10'1" x 17'5"

Spacious living room with feature fireplace, window to the front elevation and double doors giving access to the sun room.

#### Kitchen 10'7" x 18'6"

Complete with a range of matching cabinetry and units, inset sink and drainer and integrated appliances. Featuring a lovely breakfast bar, perfect for the whole family. With a window and external door to the rear elevation.

#### Sun Room 8'8" x 9'8"

Versatile seating area with patio doors to the rear, giving access to the garden. Perfect for the summer months.

#### Living Room/Dining Room 7'10" x 31'0"

Recently installed extension offering plenty of versatility, fitted with bi folding doors to the side elevation giving access to the garden. This room also has the hidden luxury of underfloor heating.

#### Landing

With storage cupboard and leading access to;

#### Bedroom One 8'5" x 18'3"

With built in wardrobes, window to the front elevation and access to a private en suite.

#### En Suite 4'10" x 7'0"

Three piece suite including a hand wash basin, low flush WC and shower. With a window to the front elevation.

#### Bedroom Four 8'9" x 12'8"

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



#### En Suite

Three piece suite including a hand wash basin, low flush WC, shower and a window to the side elevation. Also accessed from the landing.

#### Bedroom Five 8'2" x 8'10"

With built in cupboard space and a window to the rear elevation.

#### Bathroom 8'11" x 12'6"

Four piece suite comprising of a hand wash basin, low flush WC, bath and shower. With a window to the front elevation.

#### Landing

With window to the rear elevation and access to;

#### Bedroom Two 10'5" x 12'9"

Window to the front elevation with access to a private en suite and walk-in-wardrobe.

#### En Suite 5'8" x 7'7"

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

#### Walk-in-WD 5'0" x 5'10"

Spacious area to store clothes and keep organised and tidy.

#### Bedroom Three 8'1" x 9'2"

With access to a private dressing room and a window to the rear elevation.

#### Dressing Room 8'1" x 8'11"

Spacious dressing room, perfect space to keep organised with a window to the front elevation.

#### Garage

Single garage accessible front the front elevation allowing for off road parking.

#### Outside

Low maintenance frontage with lawn area, path leading up to the front door and private driveway. To the rear there is a well established garden which is mainly laid to lawn, decorative pond and patio seating area. Perfect for the summer months.





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			86
(81-91) B		76	
(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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