



BLACKTHORN GARDENS | CLIPSTONE VILLAGE | MANSFIELD | NG21 9HQ

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**NO CHAIN!!** This three-storey four-bedroom home is pleasantly situated in the quaint 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 firstly find the light and airy entrance hall which leads to the living room which hosts a magnificent media wall, this is a great area for entertaining with plenty of room for you to enjoy with family and friends. From here you'll be lead nicely to the open-plan kitchen/diner which is fitted with a range of matching cabinets and units, with work surface and an inset sink.. There is also ample space for a dining room table, great for hosting dinner parties! 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. The spacious landing in-turn provides access to a fabulous bathroom fitted with a modern three-piece suite. The second floor leads to the master bedroom with space for furnishings and adding your own homely touches. This bedroom hosts a private ensuite for added luxury. Its clear to see that this property has had time and money spent making this the perfect family set up!

Outside offers an enclosed garden with a well-maintained lawn. This space is of good size, perfect for hosting BBQ's in the summer months. The front offers a garage for ample storage and off-road parking. Like what you see? Call now to arrange a viewing!





#### Hall

With access to;

#### Kitchen 9'7" x 10'2"

Including a range of cabinets and units with work surfaces over, with integrated appliances and window to front elevation.

#### Dining Room 5'1" x 9'7"

An open plan kitchen/diner with window to front elevation.

#### Living Room 10'3'9" x 16'6"

With window and french doors to rear elevation.

#### Landing

With access to;

#### Bedroom One 21'4" x 13'1"

With window to front elevation.

#### Ensuite 6'3" x 8'0"

Including a three-piece suite, with window to rear elevation.

#### Bedroom Two 9'7" x 13'5"

With window to rear elevation.

#### Bedroom Three 9'7" x 12'0"

With window to rear elevation.

#### Bedroom Four 6'8" x 10'2"

With window to rear elevation.

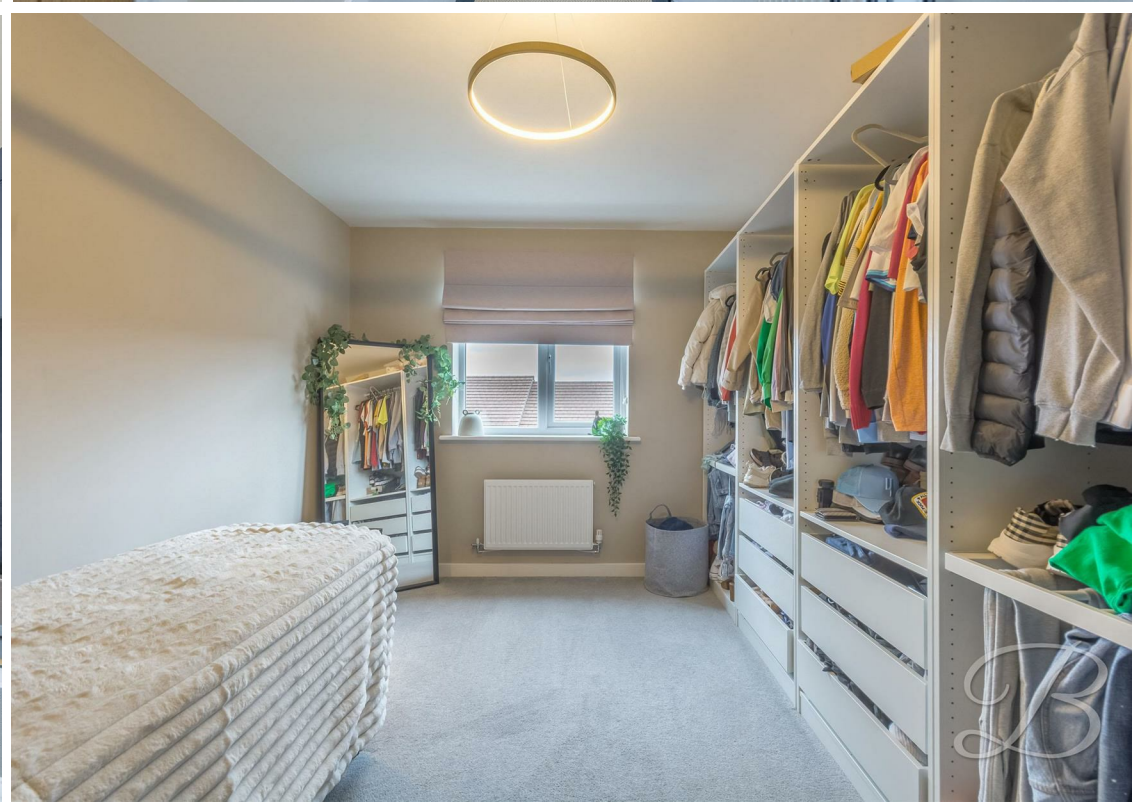
#### Bathroom 5'7" x 6'8"

Including a three-piece suite, with window to front elevation.

#### Outside

Including a patio area and lawn to the rear.

Including a garage to the front with parking for three cars.





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			95
(81-91) B		85	
(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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