



ROSEBAY GARDENS | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GY



A STUNNING RESIDENCE!... Standing proud on a very popular development in Clipstone Village is this stunning four bedroom detached house which has been perfectly designed to suit modern day living and is sure to impress from the moment you walk through to the doors!

You will first of all be welcomed into a light and airy hallway and the first room that will catch your eye is the open plan kitchen/diner. Wow is all we can say! Beautifully presented throughout, this room is of a great size and will definitely tick all of your boxes. The kitchen comes complete with a range of stylish units and cabinets, together with a range of integrated appliances. Designed for entertaining, this room is sure to be the host of many dinner parties, plus there are bi-folding doors leading outside for added convenience. The living room is just as impressive, decorated in a neutral colour palette giving it a real inviting feel and has been complemented well with modern fixtures and fittings. There is a further reception room which currently lends itself very well as an office for those that work from home, but offers plenty of versatility to become a snug or fifth bedroom. There is also a useful utility room and WC. Ready to see more? Lets head upstairs!

On the first floor you will find four well presented double bedrooms, with the master having the added luxury of it's own en-suite and there is a family bathroom fitted with a suite in white. This property also comprises split floor Hive controlled heating.

This home has everything you'll need, with a beautifully landscaped south-east facing rear garden, the patio area and lovely lawn offer the perfect setting for BBQ's in the summer months. There is off-road parking to the front and the added benefit of a detached garage, all that's missing is a bottle of champagne to celebrate your future move... Don't miss out, call now to arrange a viewing!





#### Hall

With access to;

#### Living Room

With central heating radiator, window to the front elevation and carpet to flo

#### Kitchen/Dining Area

Complete with a range of modern gloss units and cabinets and a complimentary worktop and inset sink. The kitchen is fitted with a range of integrated appliances and there is a central heating radiator, window to the rear and bi- folding doors that allow for convenient access to outside

#### Utility

Complete with modern gloss cabinets and complimentary work surfaces with space and plumbing for a washing machine.

#### WC

With central heating radiator, an opaque window to the side elevation, low flush WC and hand wash basin.

#### Office

With window to front elevation.

#### Landing

With access to;

#### Bedroom One

Window to the rear elevation, carpet to flooring and central heating radiator.

#### Ensuite

Modern suite with an opaque window to the side elevation.

#### Bedroom Two

Window to the front elevation, carpet to flooring and central heating radiator.

#### Bedroom Three

With window to the front elevation, carpet to flooring and central heating radiator.

#### Bedroom Four

With central heating radiator, carpet to flooring and window to the front elevation.

#### Bathroom

Complete with low flush WC, hand wash basin, bath and an opaque window to the rear elevation

#### Ouside

Driveway to the front allowing ample off-street parking and in-turn leads to the garage (3.23 x 6.20). The rear features a patio area and laid to lawn which is well maintained.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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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