



£250,000

BLACKTHORN GARDENS | CLIPSTONE VILLAGE | MANSFIELD | NG21 9HQ

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ESTATE AGENTS

PICTURE PERFECT!!!...This three bedroom family home is a true gem and we can't wait to show you around. Boasting a spacious and well-presented interior, this detached property has room for the whole family with an extensive garden and modern fixtures and fittings throughout. You simply must view this one for yourself! Let's take a peek inside..

The ground floor boasts incredible accommodation. Starting with the living room which is light and airy offering a great space to relax and have cosy nights in! Moving through the kitchen and dining room presents you with an open plan layout. The kitchen side is complete with all essential appliances, offering space to cook lovely meals. Following through to the dining room you will find ample furniture space, complemented well with patio doors to the rear, this is ideal when entertaining guests! Additionally, the ground floor features a WC for added convenience and a handy utility for additional storage.

The first floor hosts three excellent bedrooms, all of which have been kept to a high standard with neutral decor for plenty of versatility. The master bedroom also benefits from a private en suite. Furthermore, the family bathroom can be found just off the landing and complete with a three piece suite.

The garden really is something special, generous and private, with an extensive lawn, raised decked seating area and fence surround offering a degree of privacy. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a generous private driveway and a garage, allowing space for ample off-road parking.

Don't miss out! Call our team today to arrange a viewing!





Entrance Hallway

With storage cupboard, handy downstairs WC and further access to;

Living Room 12'2" x 12'10"

With ample furniture space and window to the front elevation.

Dining Room 8'7" x 9'2"

Spacious room complimented wonderfully with patio doors to the rear elevation, perfect for entertaining throughout the summer months.

Kitchen 9'2" x 9'5"

Complete with a range of matching cabinetry and units, inset sink and drainer, integrated appliances, storage cupboard and access to a handy utility room. With a window to the rear elevation.

Utility 5'3" x 5'7"

Fitted with cabinets and worktop space and an external door giving access to the side elevation.

WC

Fitted with a hand wash basin and low flush WC.

Landing

With storage cupboard and further access to;

Bedroom One 10'8" x 12'10"

Spacious bedroom, window to the front elevation and access to a private en suite.

En Suite 5'10" x 2'7"

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

Bedroom Two 9'2" x 9'2"

With a window to the rear elevation.

Bedroom Three 8'5" x 9'2"

With a window to the rear elevation.

Bathroom 5'6" x 6'9"

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

Garage 8'11" x 17'2"

Accessible from the front elevation.

Outside

Low maintenance frontage with private driveway and garage allowing for off road parking. Well established lawn to the rear with raised decked seating area and fence surround offering 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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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