



Offers Over £290,000

CLIFTON GROVE | MANSFIELD | NG18 4HY

BuckleyBrown
ESTATE AGENTS

STYLISH LIVING!...You're going to love this stunning three bedroom semi-detached home, which has been immaculately presented from top to bottom with a selection of modern and homely features that will have you in awe from the moment you step inside. Not only that, but this extended family home is positioned wonderfully, with a driveway to the front allowing convenient off-street parking; it certainly ticks all the boxes!

Firstly, let's start with the living room, which has to be one of our many favourite features in this home. Offering a wonderful amount of space and a bay window that floods this room with an abundance of natural light. Moving on further, you'll be pleased to find an impressive open plan kitchen, that has a great sense of space and is complete with a range of shaker style cabinets, work surface, tiled walls, and a range of integrated appliances. From here, you'll find an excellent spot for a dining table and chairs, which has the added advantage of a skylight and bi-folding doors bringing the outside inside, creating the perfect atmosphere for entertaining guests. In addition, there is a useful utility with plumbing for appliances, as well as a WC for guests to utilise.

On the first floor, you will be greeted by three stylish bedrooms that have all been presented to a high standard, offering plenty of room to unwind. Alongside the added luxury of fitted wardrobes to the master. In addition, there is a gorgeous family bathroom that features a three piece suite and full height tiling.

Outside boasts a generously sized rear garden, which has been landscaped to a fantastic standard. Boasting a spacious patio area for alfresco dining in the sun, along with a maintained lawn, decking, and mature trees creating additional privacy.





Lounge 11'1" x 13'10"

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

Kitchen 7'7" x 16'0"

Fitted with shaker style cabinets and units, work surface, ceramic hob, extractor fan, tiled walls and an inset sink with mixer tap above. With integrated appliances including a dishwasher, oven and a fridge freezer. Together with access to the WC.

Utility 4'7" x 13'11"

Fitted with shaker style cabinets, work surface, inset sink, plumbing for a washing machine and tumble dryer. There is a window to the side elevation and a door leading outside.

WC

Fitted with a low flush WC, wash hand basin and an opaque window.

Sitting Room/ Dining Room 11'5" x 13'11"

With downlight, complementary flooring, vertical central heating radiator, skylight and bi-fold doors leading outside.

Bedroom One 11'2" x 11'11"

With carpet to flooring, central heating radiator, fitted mirrored wardrobe and bay window to the front elevation.

Bedroom Two 9'10" x 9'11"

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



Bedroom Three 5'10" x 7'5"

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

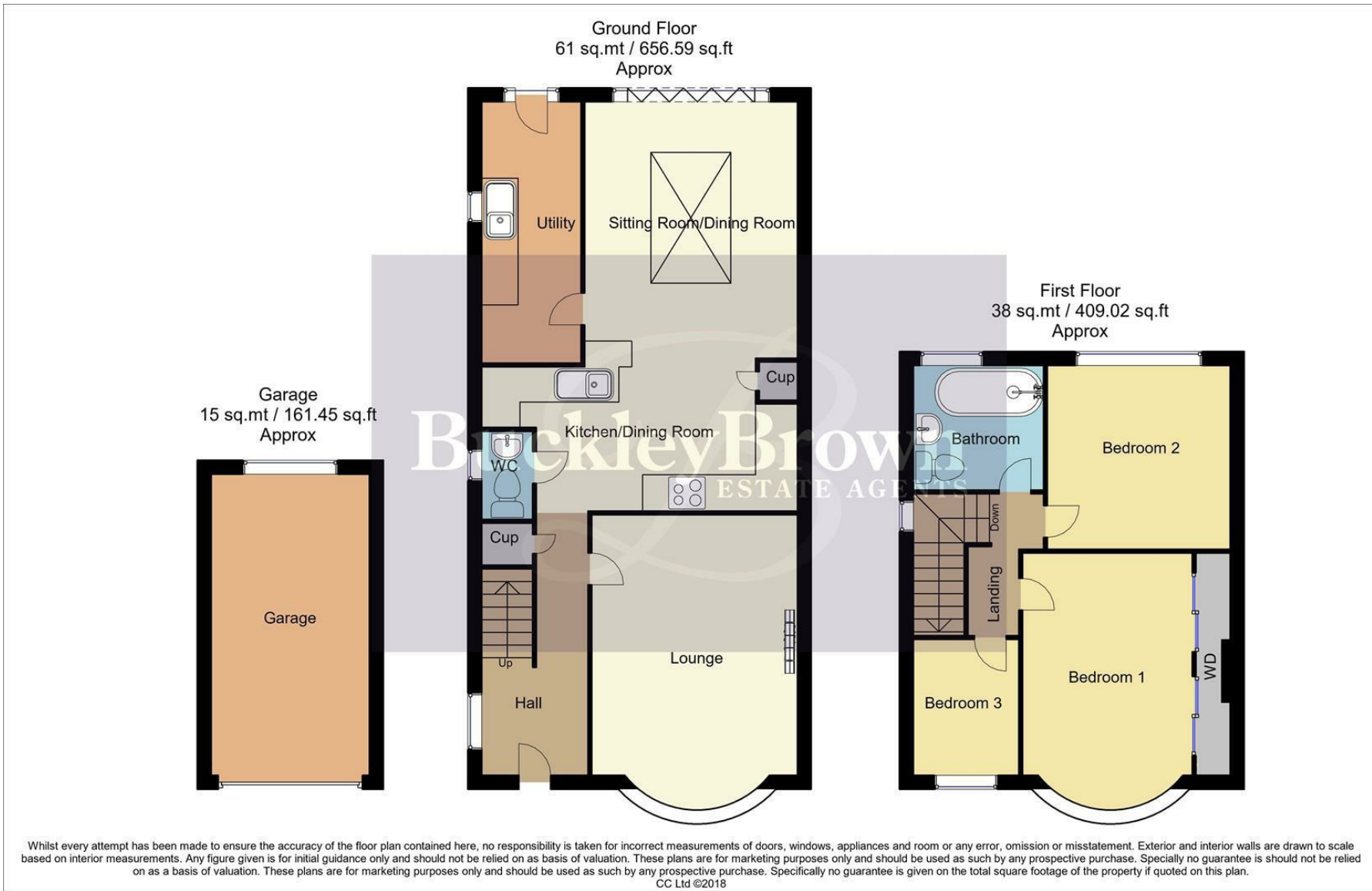
Bathroom 6'10" x 6'11"

Complete with a panelled bath, low flush WC, pedestal sink, tiling, overhead shower and an opaque window to the rear elevation.

Outside

With a driveway to the front providing off-street parking, along with a detached garage. There is a gorgeous garden to the rear featuring a patio, maintained lawn, decked seating area, mature trees and fence surround providing privacy.





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			
(81-91) B			
(69-80) C			77
(55-68) D		62	
(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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