



Guide Price £325,000

WATERFIELD WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FD

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE £325,000 - £340,000** TOO GOOD TO MISS!...** You need to be fast because this home won't be available for long! Located in a beautiful residential area close to local amenities, this stunning four-bedroom detached home has been immaculately presented throughout, and we are certain this will make a great home for any growing family or couples looking for something special to call their own!

As you walk through the entrance hallway, you will be amazed to find a sleek and stylish kitchen that comes complete with modern units and cabinets, together with a range of integrated appliances, including a fridge freezer, double oven, and dishwasher. This room has been finished to an amazing standard and currently lends itself very well as a kitchen/diner with plenty of space for a table and chairs. Together with bi-fold doors seamlessly connecting inside and outside. Not to mention a useful utility room with plumbing for a washing machine and side access. As you walk further, you will find a beautifully presented lounge, featuring stylish decor and a stunning media wall with an inset fireplace. Here, you'll find the perfect space for unwinding. Completing this floor is a spacious WC.

On the first floor, you will find four fabulous bedrooms, with the master benefiting from its own en-suite and fitted wardrobes. There is also an impressive family bathroom fitted with a rainfall shower and complementary tiling.

Outside boasts a block paved driveway to the front elevation, providing convenient off-street parking. Along with a handy garage for additional storage. There is an enclosed garden with a maintained lawn and fence surround.

This home is move in ready, so what are you waiting for? Call now!





Living Room 10'9" x 14'3"

With carpet to flooring, central heating radiator, feature wall with inset fireplace and bay window to the front elevation.

Kitchen/Dining Room 18'6" x 12'11"

Fitted with modern wall and base units, work surface, splash back, tiled walls and an inset sink with chrome mixer tap above. There is an integrated double oven, microwave, warming drawer and dishwasher. Along with down lights, central heating radiator and bi-fold doors leading outside.

Utility 5'4" x 6'1"

With space and plumbing for a washing machine.

WC

Fitted with a low flush WC, wash hand basin, full height tiling and central heating radiator.

Landing 9'8" x 12'0"

With carpet to flooring, central heating radiator and access to;

Bedroom One 10'10" x 12'2"

With carpet to flooring, central heating radiator, fitted wardrobes, en-suite and window to the front elevation.

En-Suite 7'4" x 4'11"

Complete with a walk-in shower with digital thermostat, wall hung basin with vanity storage below, low flush WC, built-in vanity and full height tiling. There are down lights, chrome heated towel radiator and an opaque window to the side elevation.



Bedroom Two 11'2" x 9'4"

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

Bedroom Three 7'5" x 9'1"

With central heating radiator and window to the rear elevation.

Bedroom Four 7'1" x 9'4"

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

Bathroom 7'4" x 6'4"

Complete with a panelled bath, low flush WC, wash hand basin with vanity storage, full height tiling, rainfall shower, chrome heated towel rail and an opaque window to the side elevation.

Outside

With a block paved driveway to the front elevation providing off-street parking. Along with a handy garage (3.21 x 6.06) for additional storage. There is an enclosed garden with a maintained lawn and fence surround.





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 purchaser. 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			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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