



Guide Price £220,000 Freehold

KERRY CLOSE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GA

BuckleyBrown
ESTATE AGENTS

*****GUIDE PRICE £220,000-£230,000*** THREE STOREY LIVING!...** Welcome to this beautiful four-bedroom townhouse, situated in a highly desirable location, perfect for those who appreciate outdoor activities. With scenic walking routes and close proximity to the historic Sherwood Forest and local parks, this property offers a delightful blend of tranquility and convenience.

As you enter the ground floor, you'll be greeted by a spacious kitchen/diner that boasts integrated appliances and French doors that open to the outside, creating a bright and airy dining space perfect for family meals and entertaining. The first floor features a cosy living room boasting decorative panelling and the added benefit of a Juliet balcony. This floor also includes a bedroom and convenient WC.

The second floor is home to three versatile bedrooms, including a master bedroom complete with fitted wardrobes and an en-suite for added luxury. A well-appointed bathroom completes this floor, ensuring ample space for family and guests.

Outside, the property offers a tarmac driveway providing off-street parking, along with an integral garage that provides additional storage space. The enclosed rear garden is beautifully maintained, featuring a lawn, a patio area and surrounding fence for privacy. This townhouse is the perfect blend of modern living and homely features, offering a wonderful place to call home!





Entrance Hallway

With central heating radiator, carpeted staircase leading to the first floor, and access to;

WC

Fitted with a pedestal sink, low flush WC and central heating radiator.

Kitchen 12'5" x 14'10"

Fitted with wall and base units, work surface, integrated oven, gas hob, splashback, inset sink, integrated fridge freezer, plumbing for a washing machine, tiled flooring, window to the rear elevation and French doors leading outside.

Living Room 13'5" x 14'10"

With carpet to flooring, central heating radiator, decorative panelling and French doors leading outside.

Bedroom Two 8'1" x 12'7"

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

WC

Fitted with a low flush WC, pedestal sink and central heating radiator.

Bedroom One 11'3" x 12'9"

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



En-Suite 6'0" x 6'3"

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

Bedroom Three 8'8" x 10'7"

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

Bedroom Four 5'10" x 10'7"

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

Bathroom 5'9" x 7'5"

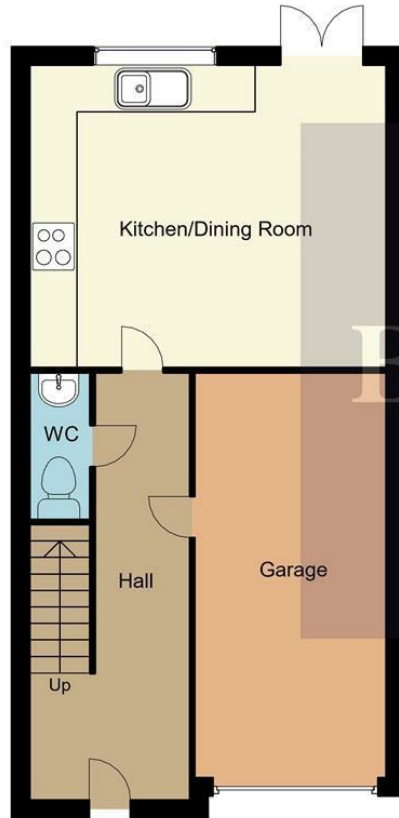
Complete with a panelled bath, overhead shower, low flush WC, pedestal sink and central heating radiator.

Outside

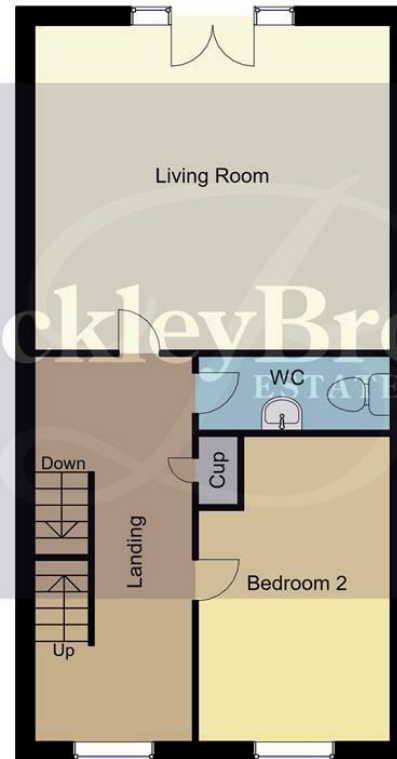
With a tarmac driveway providing off-street parking. Along with an integral garage for additional storage. There is an enclosed garden to the rear with a maintained lawn, patio and surrounding fence.



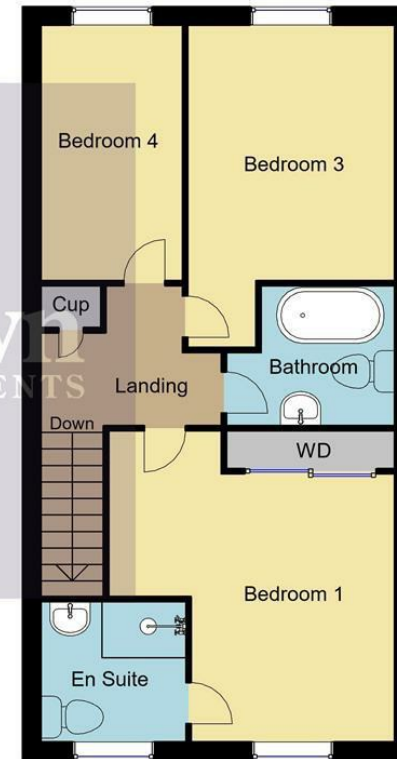
Ground Floor
44sq.m / 472.14sq.ft
Approx.



First Floor
43sq.m / 467.79sq.ft
Approx.



Second Floor
43sq.m / 467.79sq.ft
Approx.



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			87
(81-91) B		77	
(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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