



SKYLARK WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GG

BuckleyBrown
ESTATE AGENTS

A MOVE-IN READY GEM!! Nestled in the heart of the Clipstone Village, this meticulously maintained two-bedroom townhouse offers a haven of comfort, style, and convenience for first-time buyers and families alike.

Step inside and discover a bright and airy hall which leads to the living room. This is an inviting space to relax and unwind in a modern and spacious ambiance, bathed in natural light. The kitchen/diner features a modern range of cabinetry with a built-in oven and space for a washing machine and tumble dryer, finished with lovely flooring. There is also ample space here for a dining room table, making this the perfect setting for hosting dinner parties! The ground floor is complete with a WC for added convenience.

Upstairs, you'll find two well-proportioned bedrooms, each offering a peaceful retreat. Completing this charming home is a modern bathroom just off the landing, including a three-piece suite with a shower over the bath. Outside, the well-maintained garden and patio seating area lend themselves well to BBQ's in the summer months. To the front hosts a driveway offering private parking. Call today and schedule your viewing!





Hall

With access to;

Living Room 9'5" x 15'1"

With window to front elevation.

Kitchen/Dining Room 12'7" x 8'0"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

WC

With hand wash basin & low flush WC.

Landing

With access to;

Bedroom One 12'9" 8'5"

With windows to front elevation.

Bedroom Two 12'9" x 8'2"

With window to rear elevation,

Bathroom 5'6" x 6'3"

Including a three-piece suite with a shower over the bath.

Outside

Including a well-maintained lawn and patio area to the rear. With off street parking to the front.



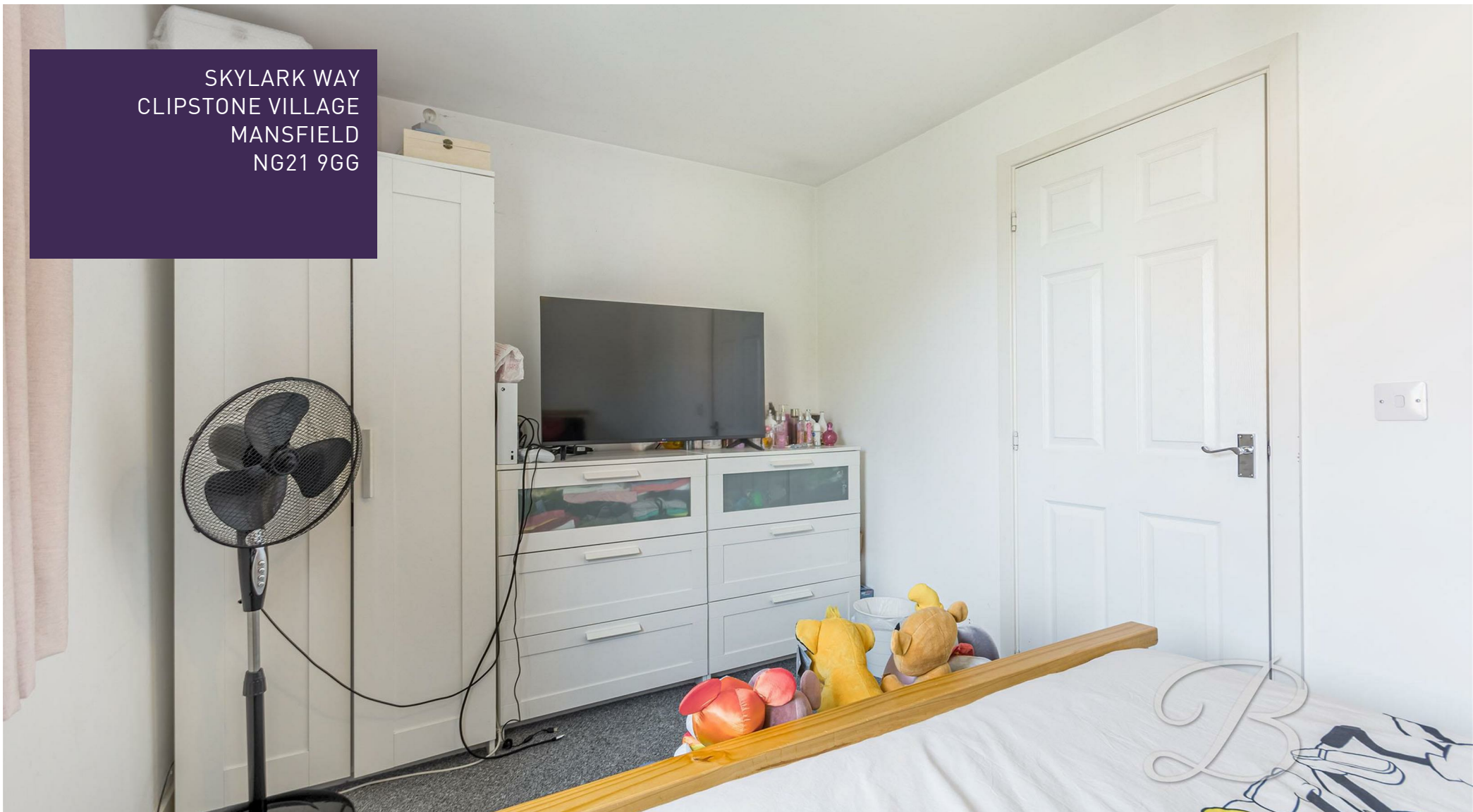


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specially 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			98
(92 plus) A		83	
(81-91) B			
(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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