



Offers In The Region Of £700,000

HOLLY TREE MAIN ROAD | KINGS CLIPSTONE | MANSFIELD | NG21 9BT

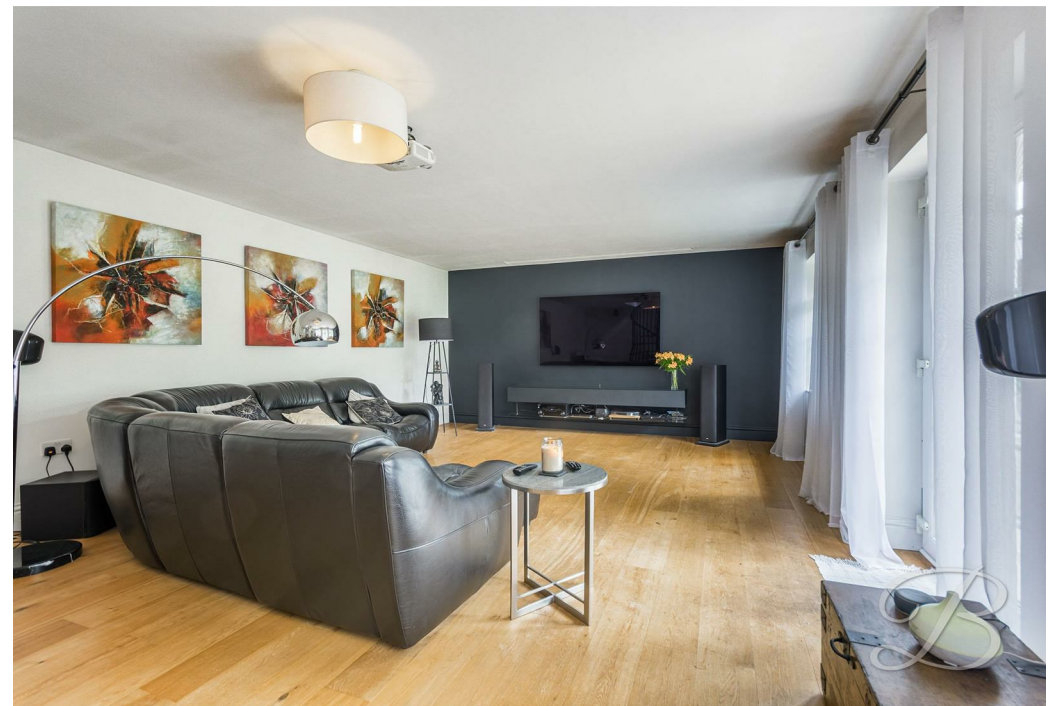
BuckleyBrown
ESTATE AGENTS

THE WAIT IS OVER!...Introducing this impressive five-bedroom dormer bungalow that offers an abundance of space, versatility, and style, perfectly designed for a family. This exceptional property is located in the sought-after area of Kings Clipstone, providing easy access to amenities and parks including Vicar Water, Sherwood Pines, and Rufford Abbey. The home has been maintained to an excellent standard, offering plenty of space for families to grow and create lasting memories.

Upon entering through the electric gated entrance, you are greeted by a spacious gravel driveway, offering ample off-street parking. This secure and welcoming approach sets the tone for the rest of the property. Inside, the property continues to impress. The ground floor boasts two living rooms and a spacious games room, providing a versatile layout for family living and entertaining. The stunning kitchen is ideally positioned adjacent to the dining space, making it the perfect space for hosting. The ground floor features three comfortable bedrooms, all of which are very versatile and can be utilised in a variety of ways. Together with a spacious family bathroom and shower room.

The upper floor is equally exceptional, featuring a bright and airy living space with a beautiful balcony overlooking the garden. The open plan layout flows seamlessly into a bedroom and provides convenient access to a luxurious dressing room and shower room. If that's not enough, you'll find a fifth bedroom with double windows allowing ample natural light, as well as a handy WC.

The rear garden has been meticulously presented to an exceptional standard, featuring a patio area perfect for outdoor dining and relaxation. The maintained lawn, mature shrubbery, and charming summer house create an idyllic outdoor setting for everyone to enjoy. A highlight of this property is the detached double garage, which not only provides off-street parking but also offers potential as a workshop.





Hallway
With tiled flooring, electric underfloor heating, coving, central heating radiator and access to;

Living Room 13'7" x 14'5"
With carpet to flooring, central heating radiator, coving, feature fireplace and a bay window to the front elevation.

Kitchen 12'4" x 22'4"
Fitted with shaker style wall and base units, Granite work surface, extractor fan, Range cooker, ceramic sink with a mixer tap above, American style fridge freezer, centre island with oak

work surface, dishwasher, double windows to the rear elevation, oak feature wall and window bench. There is a storage cupboard which has space for a washing machine and dryer. As well as a Granite worktop and shelving.

Games Room 21'9" x 27'0"
Fitted bar with tiled splash back, Quartz worktop and pendant light fittings. With decorative panelling, down lights, four double radiators, laminate flooring, double windows to both the front and rear elevation. As well as French doors leading outside.



With an oak and glass staircase leading to the balcony and bedroom five.

Living/Cinema Room 16'3" x 25'11"
With oak flooring, double windows, underfloor heating and French doors leading outside. With spiral staircase providing access to bedroom one.

Shower Room 9'2" x 11'8"
Fitted with an enclosed shower, low flush WC, wash hand basin with vanity storage, extractor fan, tiling and an opaque window.

Bedroom Two 9'11" x 10'1"
With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

Bedroom Three 9'9" x 12'6"
With carpet to flooring, central heating radiator, coving and window to the front elevation.

Bedroom Four 9'4" x 10'8"
With laminate flooring, central heating radiator and window to the rear elevation.

Bathroom 9'2" x 11'8"
Complete with a corner bath, low



flush WC, wash hand basin with vanity storage, shower, heated towel rail, floor and wall tiling and two opaque windows. With electric underfloor heating.

Living Room off Bedroom Five 15'5" x 18'1"
With carpet to flooring, central heating radiator, down lights and balcony.

Bedroom Five 10'8" x 14'1"
With carpet to flooring, central heating radiator, down lights and two velux windows.

Dressing Room 8'0" x 10'11"
With carpet to flooring, down lights, fitted mirror and a velux window. With access to the shower room.

Shower Room 5'2" x 10'11"
Fitted with an enclosed shower, low flush WC, wash hand basin, central heating radiator, tiled flooring and a velux window.

Balcony 9'9" x 10'8"
With gorgeous gardens views. Accessed from the living area.



Bedroom One 10'10" x 19'6"
With carpet to flooring, two central heating radiators downlights and two windows. With access to the WC.

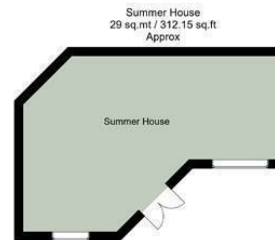
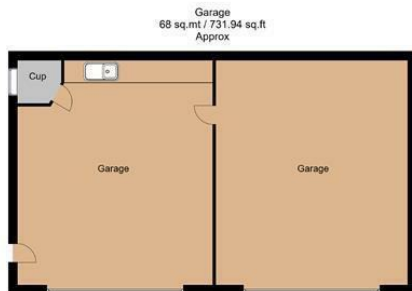
WC
Fitted with a wash hand basin and low flush WC.

Outside
With CCTV, electric gated entrance leading to a spacious gravelled driveway providing off-street parking. The rear garden has been presented to an exceptional standard with external lighting, patio area,

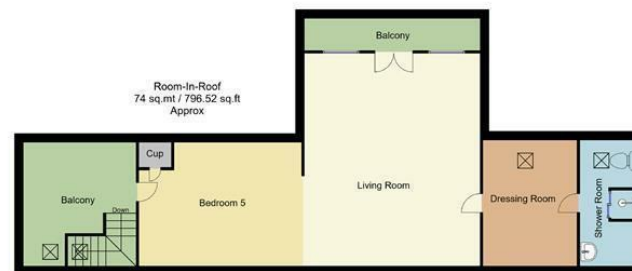
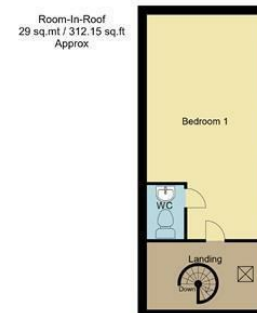
maintained lawn, mature shrubbery and a summer house with electric. With fruit trees, greenhouse, two outside taps and waterproof electric sockets for hot tub use. Along with a detached double garage for off-street parking, or potential workshop, fitted with an inset sink and drainer.







Ground Floor
216 sq.mt / 2325 sq.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		
(81-91) B		
(69-80) C	73	78
(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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A large, stylized, light-colored letter 'B' is overlaid on the lawn in the photograph.
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