



DODSLEY WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9EZ

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A WHOLESOME FAMILY RESIDENCE!!... We proudly welcome you to this excellent five-bedroom detached home. Positioned on a private cul de sac in the popular and convenient area of Clipstone Village, this house is a true gem and offers a well-planned layout, a spacious rear garden and wonderful views.

Upon entry, you will be presented with the large entrance hall which leads us to the impressive-sized living room, which is a very sociable setting with space for a sofa and other furnishings, including French doors which lead onto the garden, and windows to the front and back, allowing plenty of light to fill the room. Next, you will find the dining room, which offers space for a good-sized table and chairs. This room offers flexibility to become a snug or office, whatever you desire! Through to the kitchen, you will find matching cabinetry and units, an inset sink and space for appliances. There is space here for a dining room table, not forgetting the back door which allows handy access onto the garden. The ground floor is complete with a WC for added convenience.

Heading to the first floor, you'll discover three wonderful bedrooms, two with the luxury of their own private ensuite and fitted storage to create your dream wardrobe! Just off the landing is the family bathroom, including a three-piece suite with a shower over the bath.

Moving to the second floor accommodates two additional bedrooms, the large master bedroom is a fantastic size and offers the potential for you to get creative. There is also a private ensuite. This floor is a tranquil space to unwind.

Outside, the residence boasts a very spacious and enclosed garden with a well-maintained lawn and a kids play area, perfect for BBQ's and family parties in the summer. There is also a summer house with power, and a shed/lean to for additional storage. To the front of this property hosts a garage for ample storage, and a driveway for private parking. This residence really is the whole package!





Hall

With access to;

Dining Room 10'8" x 11'10"

With windows to front elevation.

Living Room 10'8" x 20'7"

With windows to front and rear elevation. Including french doors leading onto the garden.

Kitchen/Dining Room 12'0" x 16'11"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. There is an integrated oven, a dishwasher, and a fridge freezer. The back door provides easy access onto the garden.

WC

Including low flush WC and hand wash basin.

Landing

With access to;

Bedroom One 11'0" x 16'9"

With velux windows to rear elevation and window to front elevation. Including central heating radiator and carpeted flooring.

Bedroom Two 10'9" x 13'6"

With window to front elevation. Including central heating radiator and carpeted flooring.

Ensuite 6'4" x 7'8"

Bedroom Three 10'8" x 12'3"

With windows to front elevation. Including central heating radiator and carpeted flooring.

Ensuite 5'2" x 6'5"

Bedroom Four 8'2" x 10'11"

With window to front elevation. Including central heating radiator and carpeted flooring.

Bedroom Five 8'2" x 9'10"

With window to rear elevation. Including central heating radiator and carpeted flooring.

Ensuite 5'2" x 5'6"

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

Bathroom 7'6" x 5'10"

Including a three-piece suite with a shower over the bath. With window to rear elevation.

Outside

The enclosed garden comprises a well-maintained lawn with the bonus of a play area. The property is backed onto woods and there is gated access, perfect for dog walking. To the front includes a driveway and a double garage which has power and lighting, offering private parking for an impressive 5 cars.





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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(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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