



Guide Price £230,000

WATERFIELD WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FD

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £230,000 - £240,000 ***

MODERN LIVING!!...This three bedroom semi-detached property is certainly one not to miss. Located within the quaint village of Clipstone in a cul-de-sac, what's not to love when you are close to shops and local amenities whilst also gaining that sense of privacy! Could this be your forever home, let's take a look inside...

The ground floor boasts incredible accommodation. First you will find a modern open plan kitchen/diner, complete with a range of attractive cabinets, worktops and ample furniture space. Flowing through to the living room where you will find a light and airy space to enjoy movie nights or even host family get togethers. This room is also complimented seamlessly with bi-folding doors giving access to the garden. Completing the ground floor is a handy downstairs WC for added convenience.

The first floor hosts three generous sized bedrooms, all of which have been lovingly maintained. The master bedroom also has the luxury of its very own private en suite and built in wardrobes. Furthermore, the family bathroom can be found just off the landing and complete with a modern three piece suite.

The garden really is something special with a spacious patio seating area, extensive artificial lawn and fence surround. Not to forget the garden room, this is a perfect space for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a generous private driveway allowing space for ample off-road parking.

Call now to arrange a viewing!





Entrance Hallway

With, storage cupboard, window to the front and further access to;

Kitchen/Dining Room 7'8" x 13'7"

Modern kitchen fitted with a range of attractive cabinets and worktops, inset sink and drainer, integrated appliances and a window to the front elevation. With additional space for dining furniture.

Inner Hallway

With storage cupboard under the stairs and access to;

WC

Fitted with a hand wash basin and low flush WC.

Living Room 11'5" x 13'9"

Light and airy room with bi-folding doors to the rear elevation bringing the outside inside.

Landing

With a window to the side and leading access to;

Bedroom One 10'6" x 11'8"

With carpeted flooring, central heating radiator, built in wardrobes and access to an en suite. With a window to the rear elevation.

En Suite 5'4" x 8'0"

Three piece suite including a hand wash basin, low flush WC and a shower. With a window to the rear elevation.

Bedroom Two 8'7" x 11'0"

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



Bedroom Three 7'4" x 9'2"

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

Bathroom 6'10" x 9'1"

Three piece suite comprising of a hand wash basin, low flush WC and bath with overhead shower.

Outside

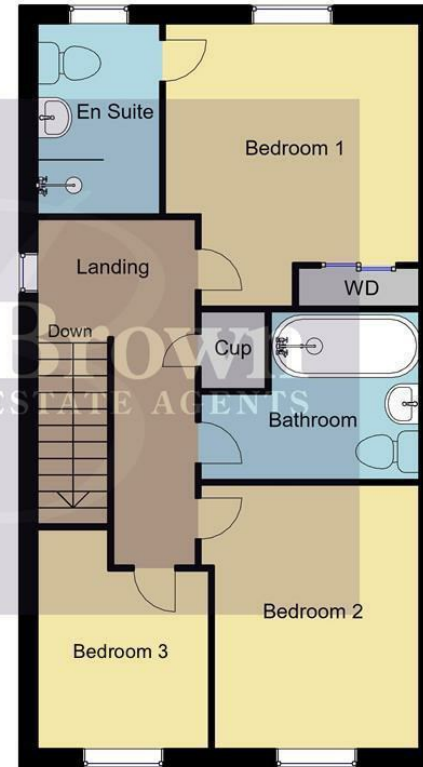
To the front of the property you will find a private driveway allowing for off road parking. The garden is beautifully landscaped with an artificial lawn, patio seating area and stunning garden room.



Ground Floor
48sq.m / 511.66sq.ft
Approx.



First Floor
47sq.m / 503.71sq.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.
CC Ltd ©2018

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 | | | 95 |
| (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 | |

WATERFIELD
WAY | CLIPSTONE
VILLAGE | MANSFIELD |
NG21 9FD



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS