



£199,995 Freehold

8 ELDER COURT | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FU

BuckleyBrown
ESTATE AGENTS

SPACE & STYLE IN ABUNDANCE!!! We are thrilled to bring to market this three-storey property that has been neutrally decorated throughout ready for the new owners to put their own stamp on it! The location is fantastic too, within the sought after area of Clipstone Village with terrific shops and amenities nearby, including the fabulous Vicar Water Country Park! Let's head inside..

Upon entry there is a spacious welcoming hallway, to the left is the contemporary kitchen where you'll find a great range of matching units, along with space for all essential appliances. A fantastic setting for practising your culinary skills! Further into the property there is the cosy living room where you'll enjoy settling down with family after a long day. You'll also find patio doors leading out to the rear garden, perfect for utilising in the summertime! Completing the floor is the handy WC and under stairs storage cupboard.

The first floor presents two fantastic bedrooms, both of which have been kept to a high standard. You'll also find the stylish family bathroom just off the landing where you'll love spending your time relaxing! The master bedroom is located on the second floor and offers an abundance of space, along with its own ensuite facility.

Heading outside, you will be pleased to find a wonderfully enclosed garden that benefits from a delightful patio area! You'll love spending time out here in the sunny months. If that is not enough, there's also a driveway and garage allowing space for handy off-road parking. This property must be viewed!





Entrance Hall
Giving access to;

Kitchen 26'6" x 40'8"
Complete with a range of matching wall and base units with complementary worktop over, integrated over with hob and extractor fan over, inset sink and drainer with mixer tap over, space and plumbing for washing machine and dishwasher, tiled floor, space for fridge freezer and window to front aspect.

Downstairs WC 26'6" x 9'10"
Complete with low flush wc and pedestal wash hand basin.

Living Room 42'11" x 41'11"
With carpet flooring and patio doors leading to rear garden.

First Floor

Bedroom Two 42'11" x 41'11"
With window to rear elevation.

Bedroom Three 23'3" x 31'5"
With window to front elevation.

Bathroom 23'3" x 19'8"
Complete with a matching three piece suite comprising of bath with mixer tap, pedestal hand wash basin and low flush wc.

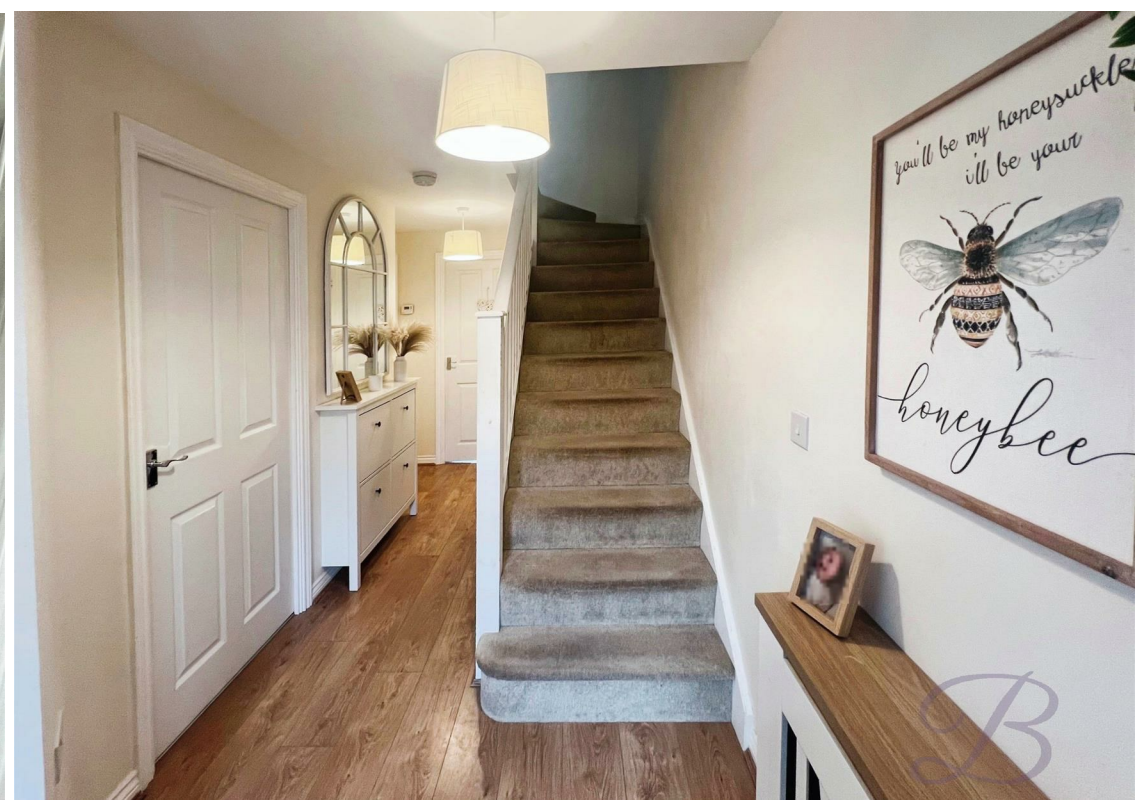
Second Floor

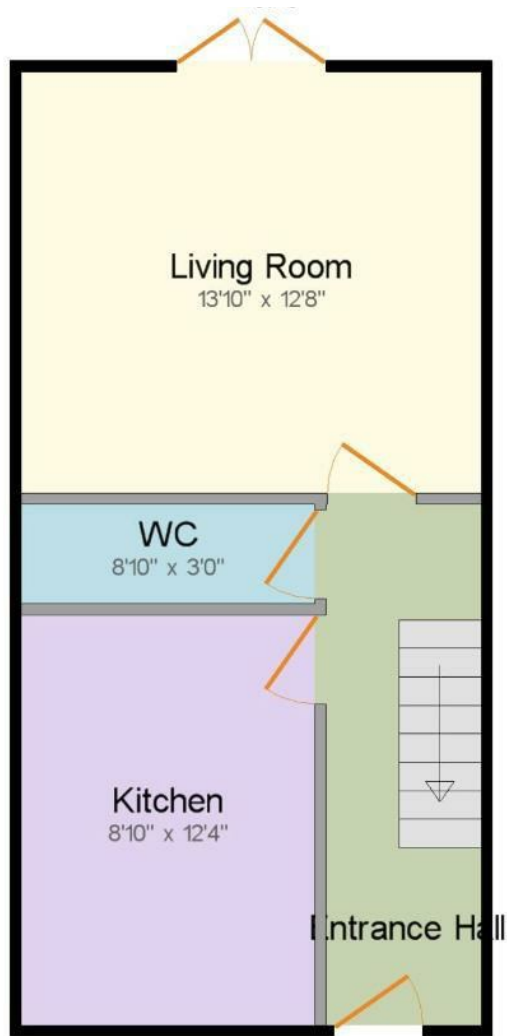
Master Bedroom 42'11" x 92'2"
With carpet flooring, windows to the front and rear aspect and access to;

En-Suite 19'4" x 23'3"
Complete with a shower cubical, pedestal wash hand basin and low flush wc.

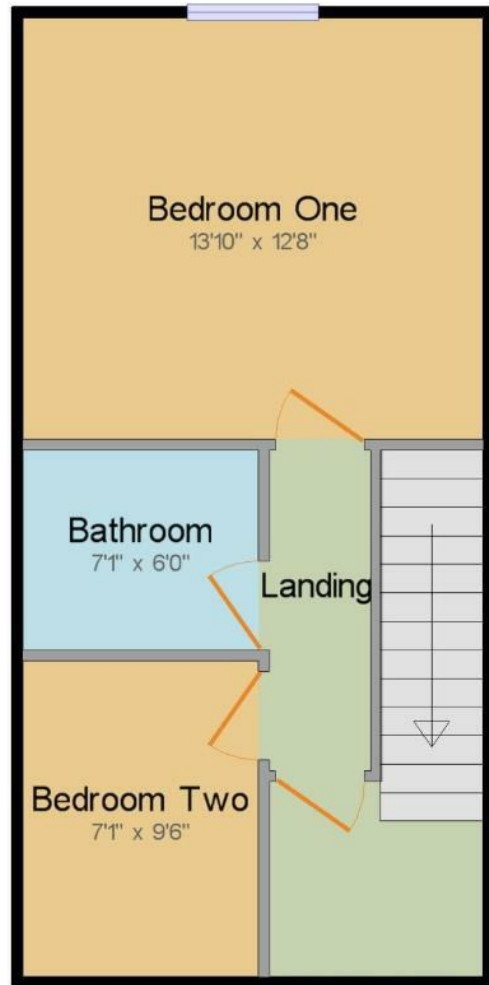
Outside

To the rear of the property you will find the secure garden which is mostly laid to lawn and have a decking area. To the front of property there is a driveway and access to the garage.





Ground Floor



1st Floor



2nd Floor

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			93
(81-91) B		83	
(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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