



£230,000 Freehold

85 EMMERSON DRIVE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AX

  
**BuckleyBrown**  
ESTATE AGENTS



LOOKS LIKE HOME!... Presenting this beautifully immaculate semi-detached house for sale, ideally suited for both families and couples. The property is conveniently located with access to local amenities, green spaces, walking and cycling routes, making it a perfect place for those who enjoy an active lifestyle or seek tranquillity.

There is a welcoming entrance hall, featuring an abundance of storage solutions, convenient for any home owner! The two reception rooms offer a great deal of flexibility. The first reception room benefits from a cosy fireplace, a view of the garden, and direct garden access, making it an ideal space for relaxation. The second reception room, currently used as a dining room, opens directly into the kitchen, perfect for socialising and entertaining with family and friends. The kitchen itself is a highlight of this property, featuring modern quartz countertops, high-gloss wall and base units, and opening into the dining room, creating a seamless flow between the rooms. Completing the ground floor is the useful WC.

The first floor boasts a total of three bedrooms and two bathrooms. The first bedroom is a generously sized double room featuring an en-suite and built-in wardrobes. The second bedroom is also a double room and offers built-in wardrobes, while the third bedroom is a spacious single room.

This home occupies a generous corner plot and stands proud. There is a front garden which is mainly laid to lawn with a pathway leading to the front entrance, there is also a driveway allowing for off-street parking, which in turn provides access to the single garage. The rear garden is enclosed and has been tastefully landscaped, featuring two patio areas and planted sleepers with the rest being mainly laid to lawn.

Don't miss the chance to view this remarkable home. Call today to view!





### Entrance Hall

The welcoming entrance hall is laid with wood-effect flooring, and features useful under-stairs storage. There is also an additional storage cupboard. With a central heating radiator and doors which provide access into;

### Living Room 10'10" x 17'10"

The lounge is of a generous size and benefits from an abundance of natural light. With a central heating radiator, window to the front elevation, and french patio doors which provide access onto the rear garden for convenience. There is also a feature fireplace.

### Kitchen 9'7" x 9'10"

The kitchen is fitted with a stunning range of modern wall and base units with sink and drainer set into quartz work surface. There are a range of integral appliances which include an electric oven and gas hob with an extractor fan over. There is space and plumbing for a washing

machine, and further space for a fridge/freezer. With a window to the rear elevation, central heating radiator and door which provides access outside. There is also a useful storage cupboard and an opening into the dining room.

### Dining Room 7'7" x 10'11"

The dining room is positioned nicely just off from the kitchen. With a window to the front elevation and a central heating radiator.

### Downstairs WC

Fitted with a low level WC and pedestal hand wash basin. With an opaque window to the front elevation and a central heating radiator.

### First Floor Landing

With a window to the rear elevation and a central heating radiator. Doors provide access into;



### Bedroom One 10'11" x 15'5"

The master bedroom has the benefit of its own en-suite facility and features fitted wardrobes. With two windows to the front elevation and a central heating radiator.

### En-suite 4'11" x 5'2"

The en-suite is fitted with a three-piece suite comprising low level WC, vanity hand wash basin and corner shower cubicle with mixer shower. With an opaque window to the front elevation and a central heating radiator.

### Bedroom Two 11'1" x 14'7"

With a window to the front elevation and a central heating radiator. The second bedroom features a fitted wardrobe, and an additional storage cupboard.

### Bedroom Three 7'10" x 8'2"

With a window to the rear elevation and a central heating radiator.

### Family Bathroom 6'7" x 6'7"

The bathroom is fitted with a three-piece suite in white comprising low level WC, pedestal hand wash basin and a panelled bath with mixer shower over. With an opaque window to the rear elevation and a central heating radiator.

### Outside

This home occupies a generous corner plot and stands proud. There is a front garden which is mainly laid to lawn with a pathway leading to the front entrance, there is also a driveway allowing for off-street parking, which in turn provides access to the single garage. The rear garden is enclosed and has been tastefully landscaped, featuring two patio areas and planted sleepers with the rest being mainly laid to lawn.









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) <b>A</b>			88
(81-91) <b>B</b>		75	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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