



Offers Over £325,000

MIDDLETON ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AU

BuckleyBrown
ESTATE AGENTS

REAL GEM!...Introducing this charming five-bedroom home, designed to offer spacious and flexible living for a growing family. Standing proud in a desirable area, this property provides access to local amenities, parks, and nature reserves, including Vicar Water, Sherwood Pines, and links to Rufford Abbey. The home is well-maintained and offers a variety of spaces that cater to both relaxation and entertaining.

Upon entering, the ground floor layout immediately impresses with its generous rooms. The living room, with ample space, provides a perfect area for family gatherings, while the adjacent dining room is ideal for hosting guests or enjoying family meals. A highlight of this home is the large conservatory, which brings in an abundance natural light and offers views of the outdoor space, making it a peaceful spot to unwind. The kitchen is centrally located and equipped with modern fittings, offering a seamless connection to the utility room for added convenience. A practical WC completes the ground floor, ensuring functionality.

Heading upstairs, the first floor is just as impressive. Two of the bedrooms come with its own en-suite, adding a touch of luxury. Not to mention, neutral decor adding a great blank canvas for you to add your own personal touch. In addition, there is a contemporary family bathroom with a three piece suite and complementary tiling.

Outside boasts a driveway providing convenient off-street parking, which in-turn leads to an integral garage, providing great additional storage. There is an enclosed garden to the rear with a decked area and lawn, providing an ideal spot for outdoor dining.

Video tour: <https://youtu.be/S8F-ZpHqimU>





Entrance Hallway

With engineered oak flooring, central heating radiator, WC and fitted shelving under the stairs.

Living Room 10'10" x 18'0"

With carpet to flooring, central heating radiator, coving, feature fireplace and a window to the front elevation.

Dining Room 9'4" x 11'7"

With carpet to flooring, coving and French doors leading into the conservatory.

Kitchen 11'6" x 16'10"

Fitted with neutral toned wall and base units, work surface, integrated oven, ceramic hob, extractor fan, tiled walls, inset sink with mixer tap above, plumbing for a dishwasher and down lights. With window and French doors leading into the conservatory.

Conservatory 25'7" x 13'1"

With tiled flooring, surrounding windows and French doors leading outside.

Utility

With additional cabinets, work surface, tiled walls, plumbing for a washing machine and tumble dryer.

WC

Fitted with a low flush WC, wash hand basin and an opaque window.

Bedroom One 10'10" x 11'11"

With carpet to flooring, central heating radiator, en-suite and double windows to the front elevation.

En-Suite 6'0" x 6'8"

Complete with a panelled bath, overhead shower, low flush WC, wash hand basin with vanity storage, full height tiling and



extractor fan. With an opaque window to the side elevation.

Bedroom Two 10'6" x 10'10"

With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

En-Suite 4'9" x 6'8"

Fitted with a walk-in shower, low flush WC, wash hand basin with vanity storage below and a chrome heated towel rail.

Bedroom Three 8'5" x 17'2"

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

Bedroom Four 8'8" x 11'4"

With carpet to flooring, central heating radiator and window to the rear elevation.

Bedroom Five 6'6" x 8'8"

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

Bathroom 6'1" x 7'3"

Complete with a panelled bath, low flush WC, wash hand basin, tiling, extractor fan and an opaque window.

Outside

With a driveway providing convenient off-street parking, which in-turn leads to an integral garage. There is an enclosed garden to the rear with a decked area and 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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