



Offers Over £215,000

GUYLERS HILL DRIVE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9RT

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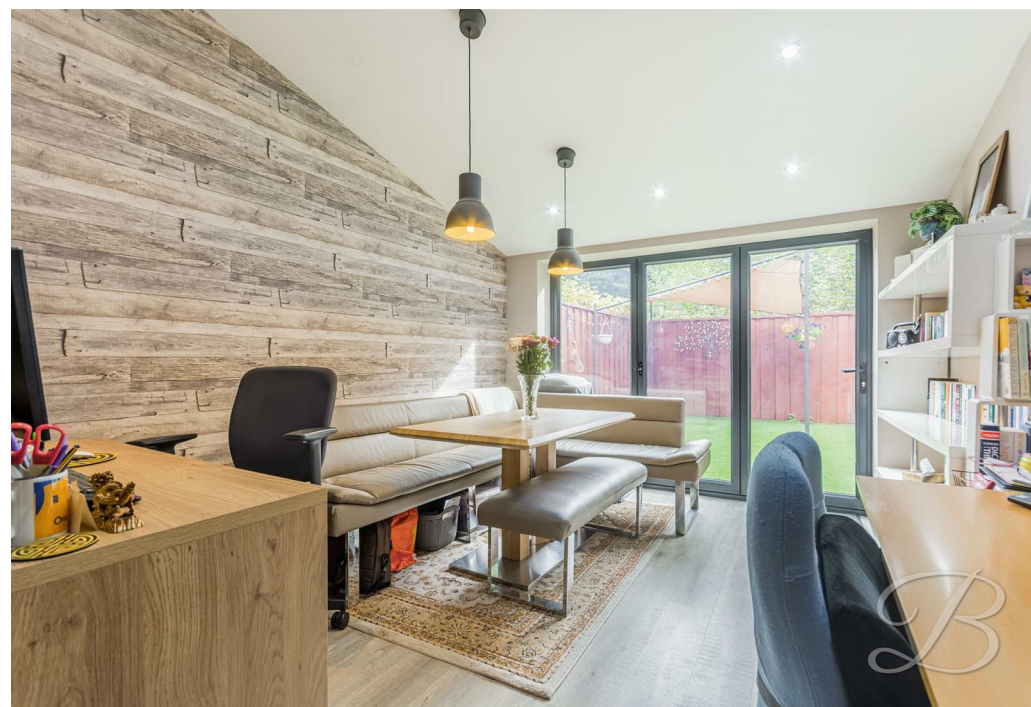
WARM & COSY! This three-storey three bedroom home is pleasantly situated in the quaint village of Clipstone. The property offers a well-planned layout, with characterful decor throughout. There are great transport links nearby, not to mention being ideally located close to local amenities and schools, making it a perfect family home! This opportunity really is great and has been lovingly maintained by its current owners.

As you walk through you will first of all find a spacious entrance hall which leads to the kitchen which is fitted with a range of matching gloss cabinets and units, with work surface, an inset sink and integrated appliances. Moving through to the living room you are greeted with ample furniture space and a stunning feature wall. A great area for entertaining with plenty of room for you to enjoy with family and friends. Flowing seamlessly through to the dining room, complemented beautifully with sliding doors, bringing the outside inside. Finishing the ground floor is a handy utility room and downstairs WC for added convenience.

Heading up to the first floor, you will be met with two generous sized bedrooms, both benefitting from built in wardrobes. The spacious landing in-turn provides access to a fabulous shower room fitted with a three piece suite.

The second floor leads you to the master bedroom which has the hidden luxury of a dressing room and en suite. Not to mention the built in wardrobes for additional storage. What's not to love?

Outside provides an enclosed garden with an artificial lawn and fence surround. This space is of a brilliant size, perfect for hosting BBQ's in the summer months. The front offers a garage and private driveway allowing for ample off road parking. Call now to arrange a viewing!





#### Hallway

With a storage cupboard under the stairs and access to;

#### WC

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

#### Kitchen 6'0" x 12'0"

Complete with a range of gloss cabinets, ample worktop space, inset sink and drainer and integrated appliances. Fitted with a window to the front elevation. There is also a handy utility just next door.

#### Utility 6'0" x 7'5"

Fitted with ample wall and base units and cabinets, space and plumbing for a washing machine and tumble dryer along with an external door giving access to the rear.

#### Living Room 12'9" x 14'5"

Spacious living room with a stunning feature wall and access to the dining room.

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

Offering ample furniture space fitted with sliding doors to the rear elevation.

#### Landing

With leading access into;

#### Bedroom Two 10'9" x 12'10"

With carpeted flooring, central heating radiator, built in wardrobes and window to the rear.

#### Bedroom Three 7'6" x 12'11"

With carpeted flooring, central heating radiator, built in wardrobe and windows to the front elevation.



#### Shower Room 6'1" x 9'4"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. With a window to the side elevation.

#### Landing

With further access to;

#### Bedroom One 11'7" x 12'9"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation. This room also has the hidden luxury of a dressing room and en suite.

#### Dressing Room 6'1" x 9'11"

Generous sized room with storage eaves and a velux window.

#### En Suite 6'7" x 6'8"

Three piece suite including a hand wash basin, low flush WC and a shower, fitted with a velux window and eaves storage.

#### Garage

Accessible from the front elevation with access to the utility to the rear.

#### Outside

Low maintenance frontage with a private driveway and garage. To the rear you will find a spacious garden laid with an artificial 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. Specially 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>		78	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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