



£295,000 Freehold

80 FIRST OAK DRIVE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FT

**BuckleyBrown**  
ESTATE AGENTS



A TOUCH OF CLASS!... You will love this four bedroom home located in Clipstone Village which occupies a fantastic plot, with a well maintained garden and a driveway allowing for ample off-street parking. It is an excellent location for commuters, as it provides easy access to A1 motorway and A roads for Nottingham and surrounding areas. The property is also within close proximity of Clumber Park and Sherwood Forest, what more could you ask for?

As you walk through the entrance hallway you will instantly be impressed with the space on offer. The first room in which you be greeted in, is the living room, this space is flooded with natural light and is the perfect place to settle down on an evening. There is also, a beautiful media wall providing the room with added ambiance of class! From here there is an opening into the kitchen Diner where you will find a fantastic space, fitted with a range of modern units and cabinetry, with complementary work surface over and a range of integrated appliances. There is a handy breakfast bar and ample space for a dining table. Not only that, there are patio overlooking the garden lending itself to indoor-outdoor living. The current owners have converted the garage into the properties very own gym however, this has the versatility to fit the new owners needs! Finishing this floor is a utility room and a handy downstairs cloakroom.

As you make your way to the first floor you will find four well presented bedrooms with the master having the added luxury of its very own en-suite. There is also a family bathroom housing a waterfall walk in shower.

Outside you will find a beautifully maintained garden to the rear which has a patio area leading to an astroturf lawn with fence surround offering a degree of privacy. There is also an outbuilding which the current owners have converted into a bar! Large enough to house a pool table this space is the perfect for hosting friends and family! You don't want to miss out on this one, call now!





#### Entrance Hall

Giving access to;

#### Living Room 11'1" x 15'9"

With a feature media wall, carpet flooring, radiator and opening to the kitchen diner.

#### Kitchen/Dining Room 10'3" x 18'6"

Complete with a range of matching modern wall and base units with complementary work surface over, breakfast bar, one and a half bowl sinks with extending mixer tap over, integrated oven with gas hob over and extractor fan, window to rear elevation, patio doors leading to the rear garden.

#### Utility Room

Fitted with a range of matching wall and base units with complimentary work

surface over, space for essential appliances and door leading outside.

#### Downstairs W.C

Complete with low flush wc, vanity sink, radiator, half tiled walls and window to rear elevation.

#### Gym/ Second Reception Room 8'5" x 15'4"

With carpet flooring, radiator and window to front elevation. This room is currently being used as a gym but it can be utilised to the new owners needs as a second reception room.

#### Bedroom One 11'1" x 13'2"

With window to front elevation, built in cupboards, radiator and access to;



#### En-Suite 4'11" x 5'11"

Complete with a walk in shower cubicle, low flush wc, pedestal wash hand basin, tiled walls and window to side elevation.

#### Bedroom Two 9'3" x 12'4"

With carpet flooring, radiator and window to front elevation.

#### Bedroom Three 9'3" x 9'7"

With carpet flooring, radiator and window to rear elevation.

#### Bedroom Four 7'3" x 9'7"

With carpet flooring, radiator and window to rear elevation.

#### Shower Room 6'2" x 6'9"

Complete with a tiled walk in rainfall shower, low flush wc, floating vanity sink with mixer tap and window to rear elevation.

#### Outside

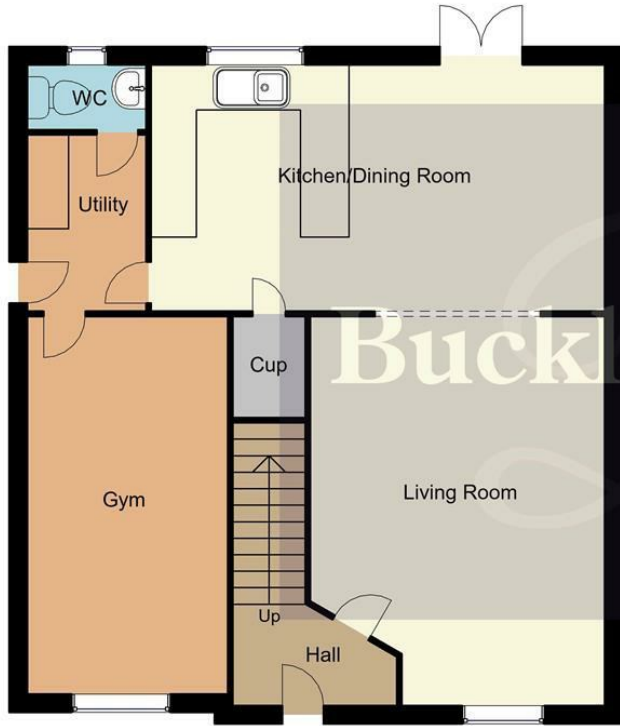
To the front of the property there is a driveway providing ample off street parking. To the rear of the property there is a beautiful low maintenance garden with a patio seating area and an astro turf lawn nestled within fenced boarders. The garden also hosts an outbuilding which the current owners have as their very own bar! This space is the perfect space for hosting friends and family and is big enough to house a pool table!







Ground Floor  
61sq.m/653.57sq.ft  
Approx.



First Floor  
57sq.m/610.17sq.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.  
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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) A			94
(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	



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