



Offers In The Region Of £300,000

ROSEBAY GARDENS | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GY

**BuckleyBrown**  
ESTATE AGENTS

A WHOLESOME FAMILY RESIDENCE!!...We proudly welcome you to this excellent four bedroom detached home. Positioned in the lovely quaint village of Clipstone, this house is a true gem and offers a well-planned layout, a spacious rear garden and wonderful views. Let's take a look around..

Upon entry you will be presented with a spacious hallway which leads us to the impressive-sized living room which is a very sociable setting with space for all of your homely furnishings, including a box window to the front allowing a wealth of natural daylight to fill the room. Through to the open plan kitchen/diner, you will find a range of modern cabinets, worktops, an inset sink and space for all of your appliances. Complemented beautifully with bi-folding doors creating a seamless transition onto the back garden. Perfect for when its your turn to host with family and friends. The ground floor is complete with a WC for added convenience.

Heading to the first floor, you'll discover four generous sized bedrooms, all of which offer space and flexibility to add your own stamp. The master bedroom also benefits from built in wardrobes and an en suite. Just off the landing is the family bathroom, including an immaculate three-piece suite with a shower over the bath.

Outside, the residence boasts a very spacious and private garden with a well-maintained lawn and a patio seating area, perfect for BBQ's and family parties in the summer months. The front of this property hosts a garage and driveway for private parking. This residence really is the whole package. Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!





#### Entrance Hallway

With a window to the front elevation and further access to;

#### WC

Fitted with a hand wash basin and low flush WC.

#### Living Room 10'10" x 14'2"

Spacious living room with a box window to the front elevation, allowing a wealth of natural daylight to flow through.

#### Kitchen/Dining Room 12'11" x 18'8"

The kitchen comes complete with a range of matching wall and base cabinets, worktops, inset sink and drainer and integrated appliances. Ample furniture space along with an additional cupboard under the stairs. Sliding doors to the rear opening to the garden, great for entertaining. You will also gain access to a handy utility.

#### Utility 5'4" x 6'1"

Fitted worktops, wall and base cabinets along with further space and plumbing for a washing machine/tumble dryer. External door to the side elevation.

#### Landing

With a built in cupboard and leading access into;

#### Bedroom One 10'11" x 12'4"

With carpeted flooring, central heating radiator, built in wardrobes and access to an en suite. Fitted window to the front elevation.

#### En Suite 4'11" x 7'4"

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

#### Bedroom Two 9'6" x 11'3"

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

#### Bedroom Three 7'5" x 9'2"

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

#### Bedroom Four 7'1" x 9'6"

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

#### Bathroom 4'7" x 7'2"

Three piece suite including a hand wash basin, low flush C and a bath with an overhead shower. Window to the side elevation.

#### Outside

Low maintenance lawn to the front along with a private driveway and garage allowing for ample off road parking. Extensive garden to the rear comprising of a patio seating area, well cared for lawn and fence surround.



Ground Floor  
59 sq.mt / 635.07 sq.ft  
Approx



First Floor  
59 sq.mt / 635.07 sq.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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**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		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	

ROSEBAY  
GARDENS | CLIPSTONE  
VILLAGE | MANSFIELD |  
NG21 9GY



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

**BuckleyBrown**  
ESTATE AGENTS