



£380,000 Freehold

PLOT 20 CLIPSTONE ROAD EAST | | FOREST TOWN | NG19 0HS

**BuckleyBrown**  
ESTATE AGENTS



LAST REMAINING HOME ON THIS DEVELOPMENT WITH AN ADDED BONUS OF PART EXCHANGE FOR QUALIFYING BUYERS!!!

We are thrilled to market this Stancliffe Home! The stunning four-bedroom detached property, is located in the village of Forest Town within close proximity to shops, schools, amenities and transport links. It is finished to the highest of standards, and boasts a highly thoughtful designed layout with modern finishes throughout! This property is turn key ready and needs to be viewed to be fully appreciated.

The downstairs layout caters perfectly to all family needs! A welcoming and spacious living room is located to the front elevation, adjacent is a well-appointed study, perfect for work or quiet reflection. There is also a convenient W.C. At the rear, is where you'll truly be impressed, the open-plan living space creates a stunning wow factor. A stylish kitchen, with convenient access to a utility room, seamlessly connects to a dining area and a cozy family living space. This entire area offers direct access to the beautiful rear garden, making it perfect for entertaining and outdoor enjoyment.

Upstairs, the home continues to provide ample space for the whole family, featuring four double bedrooms. The master bedroom and second bedroom includes private access to a stylish modern en-suite, while the other two bedrooms have convenient access to a well-appointed family bathroom, also designed with a contemporary flair.

Outside, in addition to the beautiful rear garden, you'll find the added benefit of a single garage to accommodate all your storage needs. There is also convenient off-street parking available with a driveway, making it easy for you and your guests.

What more could you want or need from a family home? This property is ready to move straight into and offers fantastic accommodations for the entire family! Designed to the highest standards with quality features throughout. Don't miss the opportunity to make it yours!





#### Entrance Hall

As you enter the property through the composite front door you will immediately appreciate the space that is on offer within this property. From here you will gain access to the living space, kitchen and stairs leading to the first floor accommodation.

#### Living Room 11'1" x 19'5"

The beautiful and homely living room features a bay window to the front elevation which allows natural light to flood the room. This room has high quality laminate flooring, a radiator and another window to side elevation.

#### Study 7'11" x 8'5"

This room has great versatility to fit the new owners needs, currently staged as a study but could easily lend itself to a snug or playroom.

It has a window overlooking the front elevation of the property, laminate flooring, plentiful electric sockets and high quality laminate flooring.

#### W.C. 3'0" x 4'11"

Comprising of black tiled flooring with low flush w.c. and a pedestal wash hand basin with tiled splashback behind and radiator.

#### Utility 8'0" x 6'7"

Comprising of a range of modern matching wall and base units with complimentary work surface over, stainless steel sink with drainer and mixer tap, integrated washing machine, high quality laminate flooring and door to outside.

#### Kitchen 10'7" x 10'8"

This room really is the heart of the home as it seamlessly open to the living area. Comprising of a range of matching wall and base units with complimentary quartz work surface over, inset sink with instant boiling water tap over, integrated double oven with extractor hood over and induction hob with splashback, integrated dishwasher, integrated fridge freezer. high quality laminate flooring and open plan to;

#### Dining Area 15'7" x 9'8"

With continuous high quality laminate flooring this room has ample space for a dining table and provides the perfect place to host family and friends. This room has a radiator and is open plan to the family room.

#### Family Room 16'2" x 8'8"

Featuring a roof lantern and bi-fold doors leading out to the rear garden this family room provides a bright and spacious ambience for the new owners to enjoy. The continuous high quality laminate flooring adds class and the room also has a radiator.



#### Landing

Carpeted flooring flows up the stairs and across the entire first floor accommodation.

#### Master Bedroom 8'2" x 15'7"

The master bedroom offers all that you will need, with convenient built in wardrobes and the added bonus of its very own en-suite facilities. The room also comprises of a window to rear elevation, radiator and carpet flooring.

#### Ensuite to Master Bedroom 7'6" x 6'2"

Accessed through the master bedroom is the modern en-suite which comprises of panelled bath with shower screen and shower over, low flush w.c. and vanity unit with wash hand basin. The room also benefits from tiled flooring, heated towel rail and window to rear elevation,

#### Bedroom Two 11'7" x 13'8"

With a delightful bay window to front elevation this room has convenient built in wardrobes, carpet flooring and radiator.

#### Ensuite to Bedroom Two 6'3" x 4'8"

Accessed through the second bedroom is the modern en-suite which comprises of low flush w.c., vanity unit with wash hand basin and shower cubicle with tiled surround. The room also benefits from tiled flooring, heated towel rail and window to front elevation,

#### Bedroom Three 11'9" x 11'10"

With window to front elevation, carpet flooring and window to front elevation.

#### Bedroom Four 10'7" x 8'5"

With carpet flooring, radiator and window to rear elevation.

#### Bathroom 6'11" x 8'2"

This well appointed family bathroom is complete with a matching three piece suite comprising of panelled bath with shower over and glass shower screen, low flush w.c. and vanity wash hand basin. The room has stylish wall to floor tiled areas, tiled flooring, heated towel rail and window to side elevation.

#### Outside

To the rear of the property you will find the landscaped rear garden which is a lovely size and mostly laid to lawn, with a paving slabbed patio area and fenced boundaries. This is the perfect place to sit back and unwind with friends and family in the warmer months. There is also the benefit of a driveway providing off street parking and a garage.

#### Agent Note

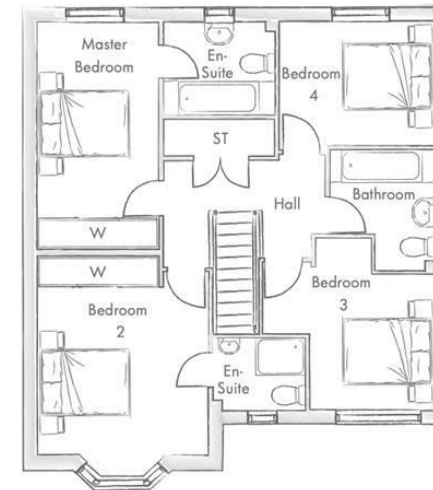
Each property comes equipped with the following

- \* Superfast broadband
- \* Video door bells
- \* High specification monitored alarm system









**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>		
(81-91) <b>B</b>		
(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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