



£220,000 Freehold

PLOT 12 CLIPSTONE ROAD EAST | | FOREST TOWN | NG19 0HS

BuckleyBrown
ESTATE AGENTS

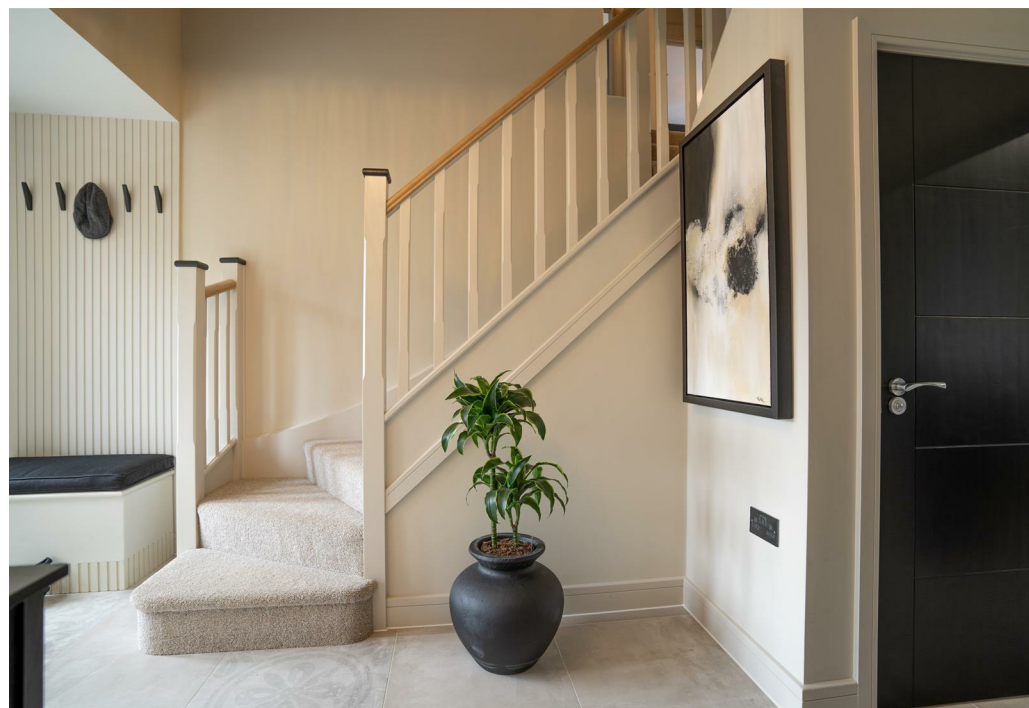
We are thrilled to market this Stancliffe Home! The stunning three-bedroom semi-detached property, is located in the village of Forest Town within close proximity to shops, schools, amenities and transport links. It is finished to the highest of standards, and boasts a highly thoughtful designed layout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

The ground floor boast an spacious open-plan layout, featuring a well-designed kitchen that seamlessly flows into a living and dining area at the rear which exudes style, class and provides ample space. This is the perfect space to enjoy, relaxing in an evening or enjoy the summer months with easy access to the garden, through the luxury of bi-fold doors. An added convenience is the downstairs W.C., enhancing the functionality of this beautiful home.

Upstairs, you'll find three bedrooms: two spacious doubles and one cozy single. The master bedroom includes the added bonus of its very own en-suite bathroom, while a well-appointed family bathroom serves the other bedrooms, ensuring comfort and functionality for everyone.

Outside, you'll find a generous garden perfect for enjoying those summer evenings if you choose to relax or entertain friends and family. Whilst also boasting, driveway parking conveniently located to the side of the property.

You truly need to view this stunning home to fully appreciate the exceptional accommodation and high-quality finishes on offer. Call us now to arrange your viewing, this could be your next home!





Entrance Hall

Walking through the composite front door you are immediately drawn towards the living accommodation at the rear but there is also access from this point to the beautiful stylish kitchen and a further door into the w.c.. There is also stairs leading to the first floor accommodation.

W.C. 2'11" x 6'2"

Comprising of black tiled flooring with low flush w.c. and a pedestal wash hand basin with splashback tile behind. The room also benefits from a window to the side elevation and a radiator.

Kitchen 9'1" x 11'4"

Beautifully presented, stylish and modern kitchen comprises of wall and base units with worktop over - a sink and drainer with boiler tap and an integrated induction hob are inset to the worksurface. The kitchen also benefits from an integrated fridge/freezer, dishwasher, washing machine and a stacked oven with microwave on

top. The room also benefits from high quality laminate flooring, a window to the front elevation, an access door to the hallway and open space leading to the living accommodation at the rear.

Open Plan - Living Room & Dining Area 16'2" x 14'6"

This beautiful room allows ample accommodation and is also flooded with natural light from the bi-fold doors which lead to the rear garden. The room also houses a radiator and flows well from the kitchen and hallway, with the same high quality laminate flooring running through.

Landing

Carpeted flooring flows up the stairs and across the first floor into the rooms located on the first floor - three bedrooms and a well appointed bathroom.

Master Bedroom 9'5" x 13'6"

This spacious master bedroom offers all that you



would need, with convenient built in wardrobes and easy access to a private stylish en-suite. The room also comprises of a window to the rear elevation, carpeted flooring and a radiator.

Ensuite to Master 9'5" x 4'4"

Accessed from the master bedroom is the stylish and modern en-suite which comprises of a three piece bathroom suite. The suite consists of a low level flush w.c., vanity unit with wash hand basin above and shower cubicle with tiled surround. The room also benefits from tiled flooring and a chrome heated towel rail.

Bedroom Two 8'3" x 9'6"

Generous in size again, benefiting from built in wardrobes - having your storage needs covered. The room also consists of carpeted flooring, a radiator and a window to the front elevation.

Bedroom Three 6'5" x 9'3"

This bedroom is generous in size for a single bedroom and offers carpeted flooring, a radiator and a window to the rear elevation.

Bathroom 7'6" x 6'3"

Well-appointed to the space is the family bathroom, again the three piece suite is stylish in designed and comprises of a vanity unit with wash hand basin above, a bath with shower over, a glass shower screen and a low level w.c.. The room also benefits from tiled flooring and tiled surround to the bath/shower area, there is also a window to the front elevation and chrome heated towel rail.

Outside

The rear garden is a landscaped and a lovely size - consists of an area of paving slabs, laid to lawn and has fencing to the surround. Creating the perfect outdoor space to enjoy those summer days. There is also the benefit of driveway parking to the side of the property.

Agent Note

Each property comes equipped with the following

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



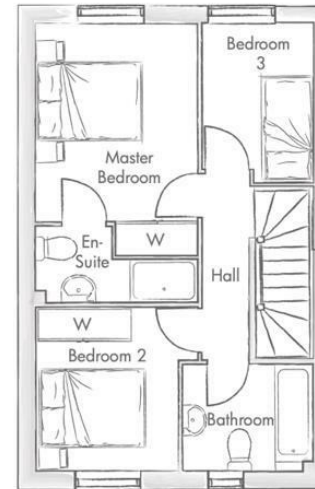
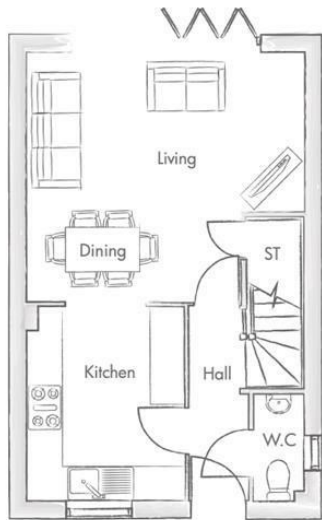
THE ACORNS

CLIPSTONE ROAD EAST, MANSFIELD, NG19 0HS

STANCLIFFE
HOMES

-  THE BELTON
THREE BEDROOM HOUSE
-  THE SHERWOOD
THREE BEDROOM HOUSE
-  THE CALKE
THREE BEDROOM HOUSE
-  THE CALKE +
FOUR BEDROOM HOUSE
-  THE KEDLESTON
THREE BEDROOM HOUSE
-  THE KEDLESTON +
FOUR BEDROOM HOUSE
-  THE BELVOIR
FOUR BEDROOM HOUSE
-  THE OAKHAM
FOUR BEDROOM HOUSE
-  THE OAKHAM +
FOUR BEDROOM HOUSE
-  THE SARACEN
FOUR BEDROOM HOUSE
-  THE SARACEN +
FOUR BEDROOM HOUSE





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			
(81-91) B			
(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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