



£270,000 Freehold

PLOT 26 CLIPSTONE ROAD EAST | | FOREST TOWN | NG19 0HS

BuckleyBrown
ESTATE AGENTS

COMPLETE AND READY TO MOVE IN - JUST IN TIME TO BEAT THE RISE OF STAMP DUTY - CALL NOW TO ARRANGE YOUR VIEWING!

We are thrilled to market this Stancliffe Home! The stunning three-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 ground floor layout is designed to impress, featuring spacious accommodations that seamlessly blend style and functionality. On one side, is a welcoming and spacious living room boasting each access to the rear garden through bi-fold doors, this is then complemented by a beautiful spacious kitchen, with utility area on the opposite side. Bay windows in both rooms of the property enhance its character while flooding these areas with natural light. Additionally, there is convenience of a downstairs W.C. which adds to the practicality of this lovely home.

If you're impressed by the downstairs, you'll love the first-floor accommodations just as much. It boasts three well-proportioned bedrooms, with the master benefiting from its own en-suite for added comfort and convenience. Additionally, the stylish family bathroom is well-appointed, enhancing the overall appeal of this lovely home.

Outside, you'll find a well-proportioned rear garden, perfect for enjoying those delightful summer evenings. Additionally, the property offers the convenience of driveway parking, making it easy for you and your guests.

You truly need to see this wonderful home in person to appreciate the style, accommodation, and quality of finishes on offer. Don't miss the opportunity to make this house your next home!





Entrance Hall

Walking through the composite front door, the entrance hallway allows access to the downstairs w.c., the living room and the kitchen/diner. The space also consists of high quality laminate flooring that leads through the entire first floor accommodation. Access to the first floor accommodation is also found in the hallway with stairs leading up.

W.C. 5'8" x 3'4"

Accessed from the entrance hallway, the convenient downstairs w.c. comprises of a pedestal wash hand basin with tiled splashback, a low level flush w.c. and a radiator. The room also benefits from tiled flooring.

Living Room 18'11" x 9'3"

Spacious in size and flooded with natural light is the living room, the natural light shines through from a beautiful bay window to the front elevation and from the bi-fold doors which lead to the rear garden. The room also offers high quality laminate flooring which flows through from the entrance hall and a radiator.

Kitchen/Diner 18'11" x 9'2"

The beautifully presented kitchen in this home comprises of matching wall and base units with quartz work surface over - an inset sink and drainer with boiler tap over. The kitchen also boasts the following integrated appliances, an induction

hob with extractor fan over, a oven, fridge/freezer and a dishwasher. The room is also filled with natural light from a further bay window to the front elevation and a further two windows to the side elevation. There is also a radiator to the space, high quality laminate flooring and easy access to the utility room.

Utility room 6'8" x 6'6"

Complementing the kitchen perfectly with matching base units and work surface over this room is the perfect use of space. There is an inset sink and drainer with mixer tap over, an integrated washing machine and a radiator. This room also allows for even more storage with access to a downstairs storage cupboard. The high quality laminate flooring flows through from the kitchen.

Landing

Carpeted flooring flowing up the stairs and across the first floor, there is access from here to three bedrooms and the family bathroom.

Master Bedroom 11'6" x 9'4"

This master bedroom is spacious in size, with carpeted flooring, a radiator and a window to the front elevation. The room also benefits from a built-in wardrobes and access to a private modern en-suite.



Ensuite to Master 6'7" x 6'10"

Accessed from the master bedroom is this beautifully presented, modern three piece en-suite. The suite comprises of a double shower cubicle with tiled surround, a low level flush w.c. and a vanity unit with wash hand basin above. The room also consists of tiled flooring, a chrome heated towel rail and a window to the front elevation.

Bedroom Two 11'7" x 9'4"

Spacious in size with carpet flowing from the landing the room benefits from built-in wardrobes, a radiator and has natural light filling the room with two windows to the side and rear elevations.

Bedroom Three 7'1" x 9'5"

Generous in size for a single bedroom, this room also benefits from carpeted flooring, a radiator and a window to the side elevation.

Bathroom 6'11" x 6'0"

The stylish and modern family bathroom comprises of a three piece bathroom suite - a vanity unit with wash hand basin above, low level w.c. and a bath with shower fixtures over, a glass shower screen and tiled surround. The room also benefits from tiled flooring, chrome heated towel rail and a window to the rear elevation.

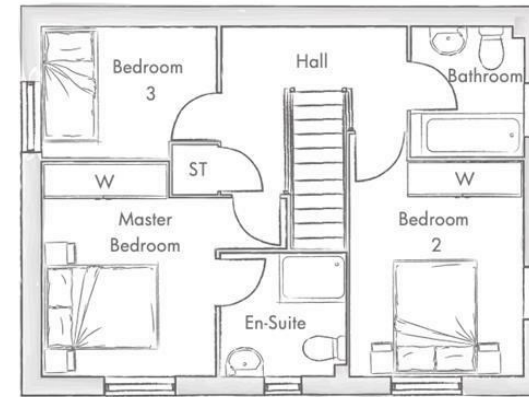
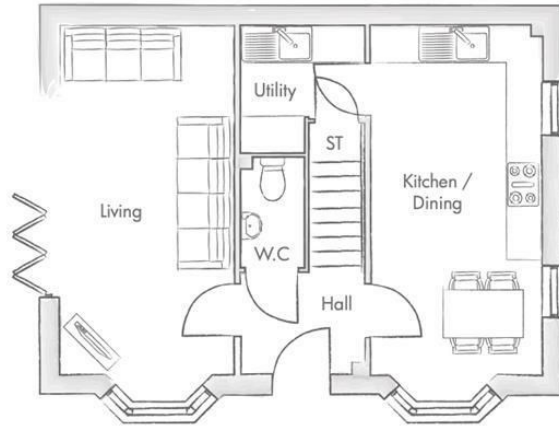
Outside

The rear garden to this property is landscaped and well proportioned in size, consisting of a area of laid to lawn with patio slabs laid for a seating area to enjoy those summer days/evening whilst also creating a path leading to a gate in the fence surround. The gate from the rear garden conveniently leads to the driveway parking for the property.

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) 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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