



£395,000 Freehold

PLOT 21 CLIPSTONE ROAD EAST | | FOREST TOWN | NG19 0HS

**BuckleyBrown**  
ESTATE AGENTS

AVALIBALE FOR PART-EXCHANGE! CALL THE OFFICE NOW TO ENQUIRE ABOUT THIS FANTASTIC OPPORTUNITY!

We are thrilled to market this Stancliffe Show 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.

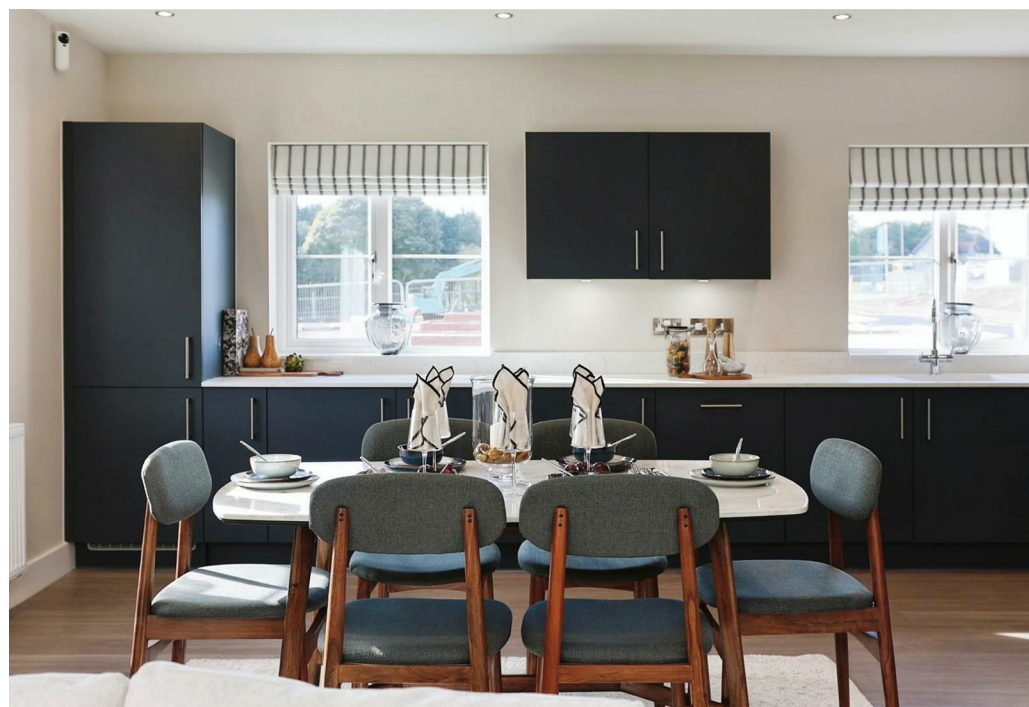
The ground floor features a spacious living room that welcomes you with its inviting ambiance. Adjacent to the living area is a well-appointed study, perfect for work or quiet reflection. The kitchen is designed for both functionality and style, seamlessly connecting to a large family and dining open-plan area at the rear, ideal for entertaining and family gatherings. Off the hallways the utility room provides additional storage and convenience, while a well-placed W.C. adds practicality to the layout.

Upstairs, you'll find four generous double bedrooms, each providing ample space and comfort. The master suite boasts an en-suite bathroom for added privacy, while the well-appointed family bathroom serves the other bedrooms, combining convenience with modern style. This thoughtful layout ensures that everyone in the family has their own retreat.

Outside you will find a well-proportioned, landscaped rear garden, ideal for relaxation or outdoor activities. Additionally, the property also includes a garage to accommodate all your storage needs with the added convenience of off-street parking with a driveway.

All that this property includes makes it an ideal home for any family. Enjoy spacious living areas, a beautiful kitchen, and a lovely outdoor space—all tailored for contemporary family living. Don't miss the opportunity to make this exquisite home yours!

CALL THE OFFICE NOW 01623 633633 TO ARRANGE YOUR APPOINTMENT!





#### Entrance Hall

Stepping through the composite door, you enter the hallway which allows access to the following rooms - The living room, private study, downstairs w.c., utility room and the beautiful open plan kitchen/dining area with extra living area. The hallways comprises of high quality laminate flooring which flows through the ground floor space, there is also access to the stairs leading to the first floor accommodation.

#### Living Room 12'8" x 19'6"

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 creating a feature for this space. The room also offers a radiator and high quality laminate flooring which flows through from the entrance hall.

#### Study 9'0" x 8'3"

Also to the front of the property is the perfect sized room for a home office or private retreat, the room also offers an abundance of natural light flooding in from a bay window to the front elevation, there is also a radiator and high quality laminate flooring flowing from the entrance hallway. This room has great versatility and could be used as a playroom or snug!

#### W.C. 6'7" x 3'0"

The downstairs w.c. consists of a low level flush w.c. and a pedestal wash hand basin with a tiled splashback behind.

The room also benefits from tiled flooring, a radiator and a window to the rear elevation.

#### Utility 9'0" x 5'6"

Complementing the kitchen with matching units, this room is a brilliant addition to the family home. There is work surface over the units with an inset sink and drainer, integrated to one of the units is a washing machine and the rest are to cover all of your storage needs. The room is also filled with natural light from a window to the side elevation. The high quality laminate flooring is also carried on through this space.

#### Open Plan - Kitchen/Dining/Family Room 29'7" x 18'11"

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. There is also an inset induction hob with extractor fan and a stacked integrated oven with microwave on top. The kitchen also benefits from an integrated fridge/freezer and dishwasher. The high quality laminate flooring is carried through this space.

The room also offers an abundance space for the whole family, with the open plan layout, containing room for a substantial dining table in the kitchen area and an additional family area. The space is flooded with natural light from all aspects, having two windows to the side elevation in the kitchen, a further window to the rear elevation overlooking



the garden and in the family room you will be amazed by the roof lantern above, there are also bi-fold doors in this space allowing easy access to the rear.

#### Landing

Carpeted flooring flowing up the stairs and across the first floor - the landing provided access to the four double bedrooms and the family bathroom.

#### Master Bedroom 13'7" x 12'6"

This master bedroom is spacious in size, with carpeted flooring, a radiator and dual aspect windows flooding the room with light. The room also benefits from a built-in wardrobes and access to a private modern en-suite.

#### Ensuite to Master 4'7" x 8'7"

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 side elevation.

#### Bedroom Two 9'3" x 14'3"

Spacious in size, a further double bedroom 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 front elevations.

#### Bedroom Three 9'5" x 10'2"

A further double bedroom, again generous in size this room

also benefits from carpeted flooring, a radiator and a window to the rear elevation.

#### Bedroom Four 10'0" x 11'1"

The last of the bedrooms again being a double bedroom, benefits from carpeted flooring, a radiator and a window to the front elevation.

#### Bathroom 9'1" x 9'3"

The stylish and modern family bathroom comprises of a four piece bathroom suite - a vanity unit with wash hand basin above, low level w.c., a fitted bath and a double shower cubicle. The room offers partially tiled walls to the bath and shower surrounds, tiled flooring, chrome heated towel rail and a window to the front elevation.

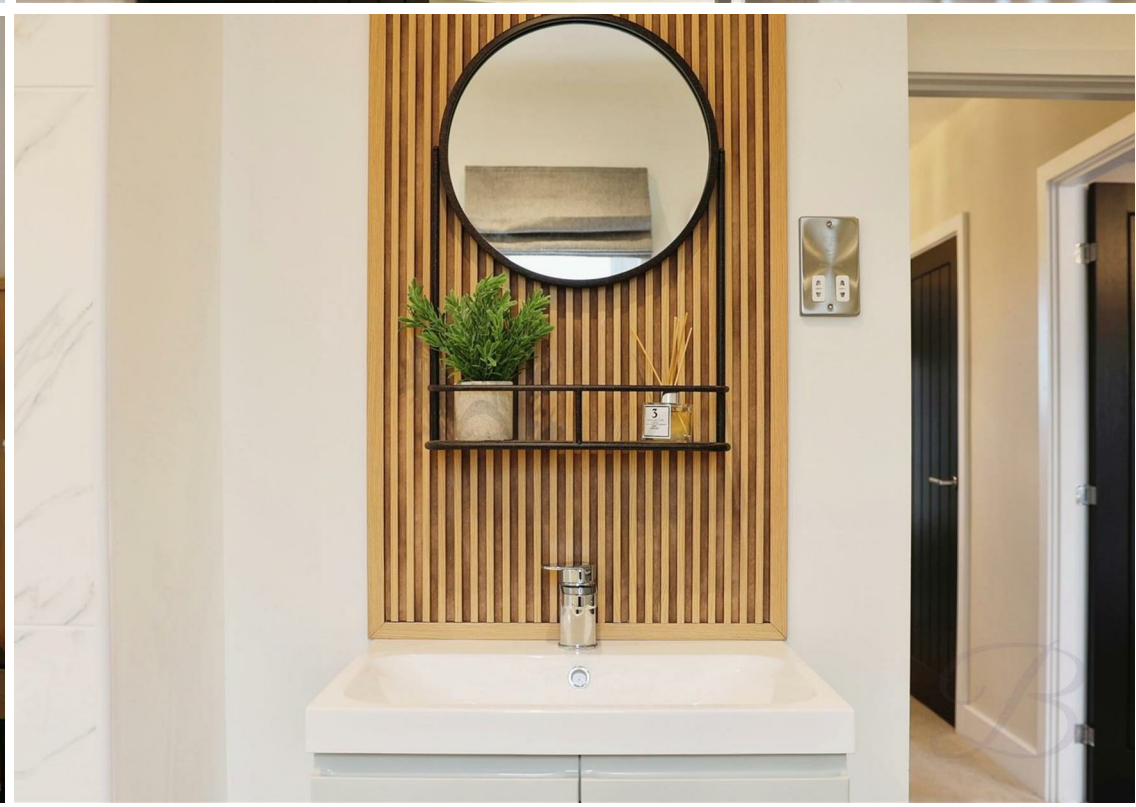
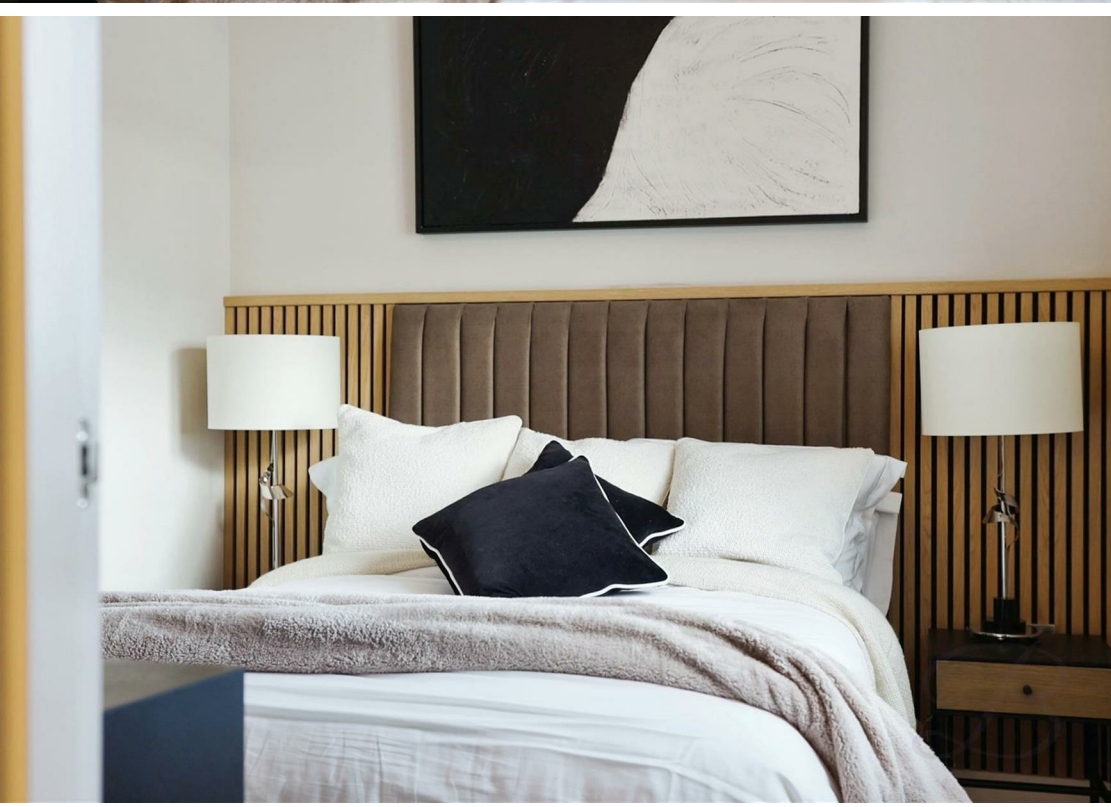
#### Outside

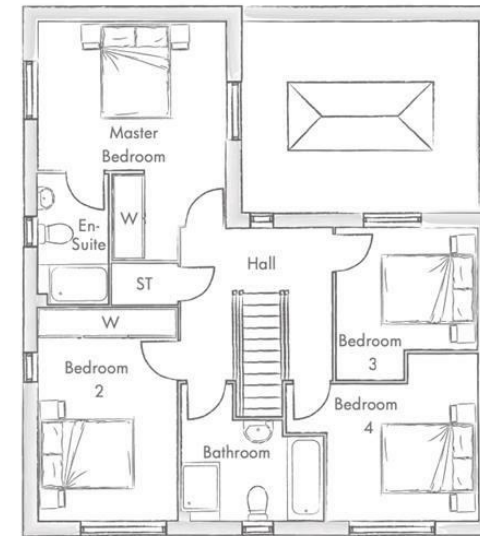
The rear garden to this property is landscaped and well-proportioned in size and consists of laid to lawn with patio slabs laid for a seating area to enjoy those summer days/evening. This wonderful, detached family home also has the added bonus of a single garage, covering all your storage needs and convenient off-street parking with a driveway in front.

#### 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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