



£310,000

WATERFIELD WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FD

BuckleyBrown
ESTATE AGENTS

A STUNNING RESIDENCE!!! Introducing this charming four bedroom detached house to the market, located in the desirable area of Clipstone village, Mansfield and nearby to a range of handy shops, amenities, and parks. This well-presented property boasts instant kerb appeal, and offers a delightful blend of comfort and convenience, making it ideal for those looking for their forever home. Let's take a look inside..

Upon entry, you will be welcomed to a light and airy entrance hall which leads us through to the lovely living room, providing a homely and neutral space with a modern panelled feature wall. The kitchen is simply stunning and hosts a range of matching cabinets/units with work surface over. There is also an integrated oven and space for other appliances. Not to mention the gorgeous island area and with the inset sink and spacious dining room for all your desired furniture.

Moving to the first floor, you will find four spacious and versatile bedrooms, the main bedroom including fitted wardrobes and the luxury of its own en suite, all decorated to a beautiful standard ready to add your own stamp. The bathroom completes the floor, and is fitted with a three-piece suite. This property has so much potential and would make the perfect forever home.

Heading outside, you will be met with a beautiful spacious lawn, there is also a patio area for alfresco dining. This property also hosts a garage and a generous driveway that allows space for off-road parking. Call today to arrange a viewing!





Hall

Bright and airy hallway with access to downstairs rooms.

Living Room 11'1" x 12'11"

Beautiful neutral living room with laminate flooring, central heating radiator, modern wooden panelling feature wall and a box window to the front external.

Dining Room/Kitchen 9'9" x 24'5"

Attractive and sleek kitchen with modern matching cabinets and work tops over, inset appliances, an inset sink in the feature island, Laminate flooring and a window to the rear elevation. Ample space in the dining area for your desired furniture, perfect space for hosting due to its open plan.

Utility 4'2" x 5'4"

Ample storage space with space for

integrated appliances and added storage cupboards and worktops.

WC

Downstairs low flush WC and hand wash basin.

Landing

Spacious landing with access to all upstairs rooms.

Bedroom One 10'0" x 11'8"

Large master bedroom with built in wardrobes, laminate flooring, central heating radiator and its own en suite.

En Suite 7'5" x 7'6"

Three piece en suite with built in cupboards, shower, hand wash basin and low flush WC.

Bedroom Two 9'10" x 11'9"

Large bedroom with carpeted flooring, central heating radiator and a window to the front elevation. Perfect as a nursery.

Bedroom Three 6'7" x 11'2"

Elongated carpeted bedroom with central heated radiator and a window to the front.

Bedroom Four 6'2" x 12'9"

Elongated carpeted bedroom with central heated radiator and a window to the front.

Bathroom 6'4" x 6'10"

Three piece suite with bath and overhead shower, hand wash basin and low flush toilet.

Garage

Ample storage space with access from the front.



Outside

Large garden to the rear with patio area and single garage to the front with a well maintained frontal garden.





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		94
(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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