



Offers Over £220,000

7 SORRELL SQUARE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GX

BuckleyBrown
ESTATE AGENTS

LOOKS LIKE HOME... Welcome to this excellent three-bedroom semi-detached home. Positioned in the popular and convenient area of Clipstone, nearby a range of handy shops and amenities including both primary and secondary schools. This property offers a unique living opportunity for first-time buyers, families, and couples seeking a home with neutral decor throughout.

Upon entry, you'll be welcomed by a modern open plan kitchen and living area providing an inviting hub of a home, its layout is perfect for both cooking and socialising, ensuring every culinary need is met. In the kitchen you will find a matching range of cabinets with complimentary work surfaces over, an inset sink and integrated appliances, not to mention the space for additional appliances. The living room provides a wonderful environment for you to spend your spare time, with large bi-folding doors allowing a wealth of natural light to flow through! You will also find a handy WC between the kitchen and living room.

Heading to the first floor, you'll discover three bedrooms which have all been kept to a high standard throughout with plenty of space and flexibility to add your own homely furnishings. The master bedroom also benefits from its own en-suite facility, this includes a neutral and modern three piece suite, with a walk in shower, low flush WC and hand wash basin. The main bathroom also includes a three piece suite including a bath with an overhead shower.

Outside you will find an enclosed garden with an artificial lawn presenting a low maintenance space that looks lovely all year round. There is also a patio area which is perfect for socialising in the summer months. To the rear you will find ample off-road parking. You won't want to miss out on this one, so call now to arrange a viewing!





Kitchen/Dining Room 16'6" x 12'4"

Complete with a range of matching floor to ceiling units and cabinets, with complimentary work surface over, inset sink and a window to front elevation.

Living Room 16'6" x 9'11"

With Carpeted flooring, central heating radiator, window to front elevation, bi-folding doors to side elevation and an open plan design creating access to the kitchen/ Diner.

WC

Complete with central heating radiator, low flush WC and hand wash basin.

Landing

With access to;

Bedroom One 9'0" x 14'5"

With carpeted flooring, central heating radiator and window to rear elevation. This bedroom benefits from its own en-suite facility.

En-Suite

Complete with a modern three piece suite, including a shower, low flush WC and hand wash basin.

Bedroom Two 9'0" x 9'10"

Complete with carpeted flooring, central heating radiator and window to front elevation.

Bedroom Three 7'1" x 10'11"

With carpeted flooring, central heating radiator and window to rear elevation.



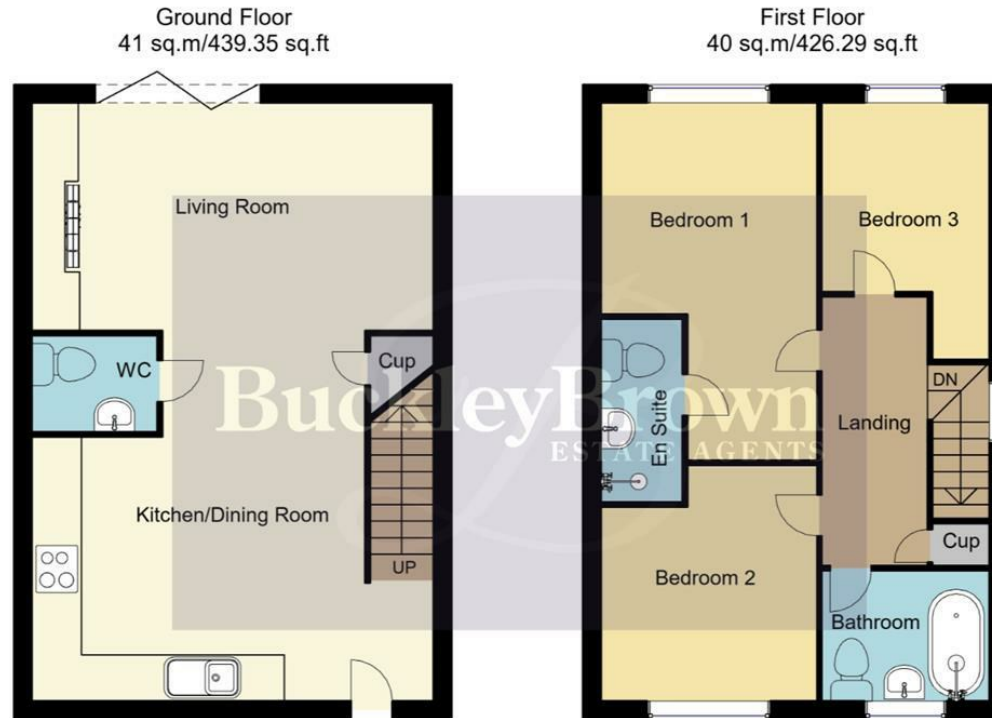
Bathroom

Complete with a three piece suite, including a bath, low flush WC and hand wash basin. Window to front elevation.

Outside

The rear garden is enclosed and easy to maintain with an artificial lawn and a patio seating area and ample off-road parking.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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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