



Guide Price £400,000

189 CLIPSTONE ROAD WEST | FOREST TOWN | MANSFIELD | NG19 0HJ

BuckleyBrown
ESTATE AGENTS

***GUIDE PRICE £400,000-£425,000 ***

ONE NOT TO BE MISSED!... This impressive four bedroomed house offers a modern, well thought through layout finished to an amazing standard. The property is positioned within the highly popular area of Forest Town, offering a wonderful range of amenities such as shops, primary schools and secondary schools. The delightful plot is ideal for those looking for their forever home. Let's take a look inside.

Upon entry, you will be welcomed by a well-appointed open plan kitchen and living area that really is the heart of the home. The modern kitchen is bound to impress, boasting a superb range of modern units, integrated appliances and ample worktop space for practicing your cooking skills! The sitting room offers a beautiful feature fireplace and a wealth of natural light, perfect to relax and unwind. The separate sitting area is perfect for your cosy nights with a beautiful fireplace and large bay window. In addition you will find a handy utility room and WC, which can be used in a variety of ways. Lets head on to the first floor...

The first floor hosts four excellent bedrooms , all offering ample space with neutral decor , making it easy to add your homely furnishings. The master bedroom also benefits from a beautiful feature fireplace. The family bathroom can be found just off the landing and is fitted with a four piece suite set into a matching surround.

Heading outside, you will be impressed to find an enclosed rear garden that offers an abundance of space, ideal for spending quality time with family and friends. There's a paved seating area and well-maintained lawn - perfect for enjoying a spot of gardening! To the front offers a garage with ample storage space and handy off road parking on the driveway. This home is a credit to its current owners and is too good to miss, so call now to arrange a viewing!





Entrance Hall

With a window to front elevation, carpeted staircase leading to the first floor, built in under stairs storage cupboard and access to;

Living Room 9'9" x 14'9"

With carpeted flooring, feature fireplace and bay window to front elevation.

Kitchen/Dining Room 13'2" x 19'3"

An open plan kitchen/diner complete with a modern range of cabinets with complementary work surface over, inset sink and drainer, and an integrated double oven and hob. Windows and bi-folding doors to rear elevation.

Sitting Room 14'6" x 15'8"

The Kitchen/diner leads to the additional seating area, which has a feature fireplace and a wealth of light from the open plan design.

Utility Room 7'3" x 12'3"

With additional cupboard space and doors to rear and front elevation for access to the garden and garage.

WC

Fitted with a low flush WC and hand wash basin.

Landing

With carpeted flooring, window to front elevation and access to;

Bedroom One 9'9" x 17'3"

With carpeted flooring, feature fireplace and window to front elevation.

Bedroom Two 9'9" x 14'8"

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

Bedroom Three 7'0" x 15'4"

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



Bedroom Four 7'6" x 9'2"

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

Bathroom 5'8" x 11'3"

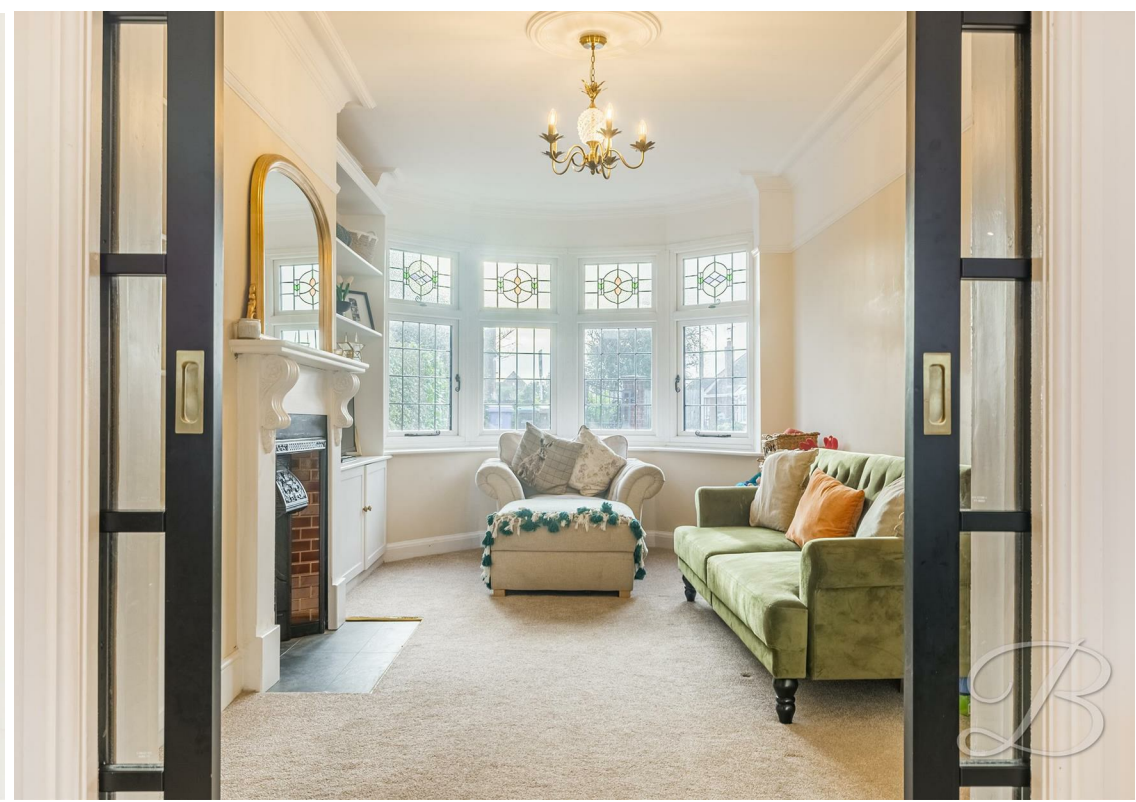
Completed with four piece suite including a low flush WC, hand wash basin, shower cubicle and a large bath set into a matching surround. Finished with tiled flooring, central heating radiator and window to rear elevation.

Outside

Featuring a spacious and enclosed garden to the rear with a paved seating area, extensive and well-maintained lawn. To the front of the property is a private driveway and garage, allowing space for both off-road parking and secure storage.

Garage

Accessible from the front elevation and the utility room, a large space perfect for storage.





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.

CC Ltd ©2018

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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

189 CLIPSTONE ROAD
WEST | FOREST
TOWN | MANSFIELD | NG19
0HJ



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS