



Offers Over £310,000

99 MANSFIELD ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AA

**BuckleyBrown**  
ESTATE AGENTS



A WHOLESOME FAMILY HOME!...We proudly welcome you to this excellent four bedroom detached home. Positioned in the sought after area of Clipstone, nearby a range of handy shops and other amenities. This property offers an open plan design throughout, this will make the perfect family home and one you are definitely proud to call your own! Let's take a look inside...

Upon entry, you will be welcomed in by a light and airy hall gaining access to the WC and other reception rooms. The house boasts a spacious living room with a feature fireplace and french doors to the garden, allowing the natural light to flow in, providing a great space for relaxation and entertaining. One of the key features of this property is its open-plan kitchen/dining room, this encourages a free-flowing movement between the two spaces, perfect for modern living. The kitchen is complete with matching units and cabinetry and ample worktop space, as-well as handy built in storage cupboards.

As you explore the property, you will find four well-proportioned bedrooms, offering plenty of room for all of your homely furnishings. The master and third bedroom benefit from built in wardrobes and the master has its own en-suite facility. The en-suite is completed with a modern three piece suite and the main bathroom consists of a beautiful four piece suite including a free standing clawfoot bathtub and walk in shower.

Outside is certain to further impress with its spacious driveway to the front with a landscaped garden to the rear presenting a low maintenance space that looks lovely all year round. You will find a patio area, laid lawn and a surrounding fence for additional privacy. Don't miss out on this fantastic property. Contact us today to arrange a viewing.







#### Entrance Hall

With wooden flooring, window to side elevation, built in storage cupboard and access to;

#### WC

With low flush WC, hand wash basin and window to side elevation.

#### Living Room 11'7" x 21'9"

With wooden flooring, feature fireplace, window to front elevation and double doors leading to the garden.

#### Kitchen/Dining Room 14'7" x 21'9"

Complete with wooden flooring, matching cabinetry and units and ample worktop space with an inset sink and drainer. Integrated appliances such as a gas hob and cooker and windows to the rear, side and front elevation.

#### Landing

With carpeted flooring, a built in storage cupboard and access to;

#### Bedroom One 12'8" x 11'7"

With carpeted flooring, built in wardrobes, window to side elevation and access to its own en-suite facility.

#### En-suite 5'4" x 7'3"

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

#### Bedroom Two 11'6" x 10'7"

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



#### Bedroom Three 10'1" x 10'7"

With carpeted flooring, built in wardrobes and window to side elevation.

#### Bedroom Four 8'3" x 11'10"

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

#### Bathroom 5'2" x 9'8"

Complete with a four piece suite including a walk in shower, free standing clawfoot bath, low flush WC and hand wash basin.

#### Outside

To the front you will find ample off-road parking, further to the rear you will discover a patio area and laid lawn with a fence surround.







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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**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>	69	80
(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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