



£190,000

80 CLIPSTONE DRIVE | FOREST TOWN | MANSFIELD | NG19 0JJ

BuckleyBrown
ESTATE AGENTS

TIME TO GET EXCITED!...An uber stylish, deceptively spacious and most inviting three bedroomed semi detached family home that caters for modern day living, having a real contemporary design throughout. Be prepared to be impressed, we certainly were!

We are sure that the position of this home is sure to catch your attention too, located at the end of Clipstone Drive with the woods very nearby. A perfect retreat to come home to after a long day at work!

We have to give credit to the owners who have carefully improved the interior to this home with a delightful decor, flooring and complemented exceptionally well with quality fixtures and fittings. If you have already looked at the photos, you'll know what we mean!

There are a wealth of features to this home, from the off street parking to front with a driveway to the surprisingly spacious and enclosed rear garden that is mainly laid to lawn. Furthermore, the layout to the property is practical and will hopefully appeal to most prospective buyers.

Let's move on inside now to tell you more about what you can expect from the internal accommodation. Firstly, there is a welcoming entrance hall that provides access into remaining accommodation. There is a useful downstairs WC, complete with a modern suite in white. There is then a front reception room, serving as the lounge which is comfortable and will make a lovely room to enjoy in the evening. One of our favourite rooms is the open plan kitchen/dining room, having a range of attractive and neutrally presented units and then ample space for a dining table and chairs, which makes this the ultimate room for entertaining. A particularly nice feature to the room are the double doors that lead outside to the rear garden for convenience.

The first floor hosts the three well proportioned bedrooms and a gorgeous family bathroom which just oozes a real touch of class in our opinion.

This is a home you will be proud of. Come and take a look for yourselves!





Entrance Hallway

With a central heating radiator, herringbone wooden flooring and stairs rising to the first floor accommodation. Further access into;

WC

Fitted with a hand wash basin, low flush WC, central heating radiator and a window to the front elevation.

Lounge 8'11" x 14'11"

Spacious room with herringbone wooden flooring, central heating radiator and a window to the front elevation.

Dining Room 8'11" x 12'6"

With a central heating radiator, tiled floor and double doors providing access outside to the garden for convenience. Opening leads into;

Kitchen 7'3" x 9'0"

An attractive fitted kitchen complete with a range of wall and base units with a sink and drainer unit set into working surfaces. Having a gas hob with extractor over and an electric oven. Space and plumbing for an automatic washing machine. Integrated fridge/freezer. With a window to the rear elevation and a central heating radiator.

Landing

With leading access into;

Bedroom One 7'4" x 14'11"

With a window to the front elevation, central heating radiator and laminate flooring.

Bedroom Two 7'4" x 12'7"

With a window to the rear elevation, central heating radiator and laminate flooring.



Bedroom Three 7'4" x 9'3"

With a window to the front elevation, central heating radiator and laminate flooring.

Bathroom 7'4" x 8'7"

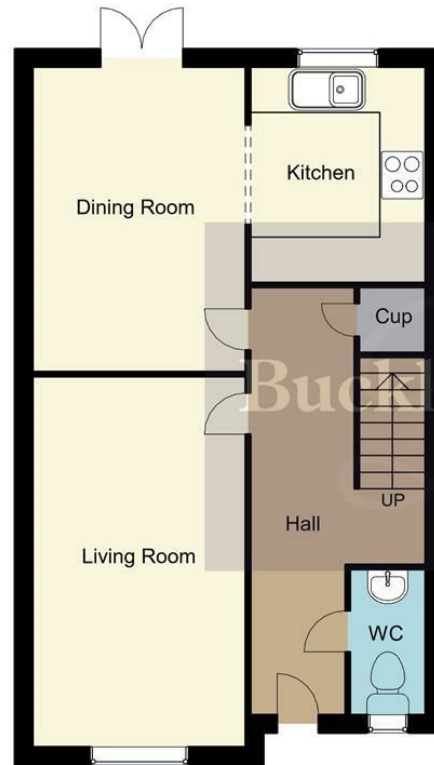
A beautiful family bathroom fitted with a modern suite in white comprising; panelled bath, shower cubicle, low level WC and a wash hand basin benefiting from complementary tiled splash backs. With an opaque window to the rear elevation, tiled floor and ceiling inset spotlights.

Outside

Outside to the front, is the benefit of off street parking with a driveway. To the rear is a lovely enclosed garden, featuring a patio with the rest being mainly laid to lawn.



Ground Floor
44sq.m/476.69sq.ft
Approx.



First Floor
44sq.m/476.77sq.ft
Approx.



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		94
(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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