



£425,000

THE GABLES MANSFIELD ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AB

BuckleyBrown
ESTATE AGENTS

ONE NOT TO BE MISSED!...

Standing proud on a lovely plot is this fabulous four bedroom detached property that will certainly impress upon first glance! This property offers a wealth of versatility, with each room designed to suit your individual needs, the layout provides endless possibilities. Located in the highly sought after area of Clipstone, nearby a range of local amenities. Lets take a look inside...

The ground floor of this property offers a well-designed layout with a spacious kitchen featuring a matching range of cabinetry and an island, offering a great space for socialising and entertaining! The kitchen also offers access to the handy utility room. The dining room is currently used as a salon, which is complete with plumbing for added convenience. There are two inviting living rooms; one includes a cozy log burner, while the other is filled with natural light from skylights and has double doors leading to the rear, offering a wonderful indoor-outdoor connection making it ideal for relaxing in a natural setting. The fourth bedroom can also be found on this floor, which offers ample space and a bright and airy atmosphere. Additionally, a convenient WC is located on this floor, adding to the practicality of the space.

Heading Upstairs, the property features three generously sized bedrooms, with the master and third bedrooms benefiting from built-in wardrobes for added storage. The bathroom is fitted with a modern three-piece suite, while the shower room offers a two-piece suite and the added luxury of underfloor heating, providing both comfort and convenience.

The exterior of the property features a driveway with access to a garage, offering off-road parking. The garden boasts the perfect blend of relaxation and tranquility, with a patio seating area for outdoor dining and a well-maintained laid lawn. Additionally, there is outbuildings which provide flexible space that can be utilised to suit your needs.

Call today to arrange a viewing!!!





Entrance Hall

The entrance hallway of the property features laid wooden flooring, creating a warm and inviting atmosphere, With stairs rising to the first floor and doors providing access into;

Kitchen 11'4" x 16'7"

The Kitchen is complete with an array of matching high gloss cabinets, offering a sleek and modern appeal. It features an inset sink and drainer and an integrated double oven and a gas hob with a hood over. Plinth lighting adds a touch of elegance, while the central island provides

additional workspace and functionality. With a window to the rear elevation, and convenient access to the utility room for added practicality.

Utility 6'3" x 8'8"

The utility room offers additional cabinetry and worktop space, providing plenty of room for practical tasks. It features an inset sink with a drainer and includes a built-in storage cupboard for added organisation. There is also space and plumbing for various appliances.



Living Room 12'11" x 23'3"

The living room is beautifully finished with laid wooden flooring, adding warmth and character to the space. Skylights above flood the room with natural light, creating a bright and airy atmosphere. Double doors open to the rear, providing direct access to the garden.

Living Room 11'3" x 13'5"

The living room boasts laid wooden flooring and a log burner, adding a cozy and rustic feel. With a window to the front elevation.

Salon/Dining Room 10'9" x 11'5"

This versatile reception room can be adapted to suit a variety of needs, currently being used as a salon. It features an inset sink with a drainer, along with cabinets for added storage. With laid wooden flooring and a window to the front elevation.

Bedroom Four 8'7" x 14'2"

The bedroom features stylish wooden flooring and a window and door to the rear elevation allowing plenty of natural light to flood the room, while also providing easy access to the outdoors.



WC

Complete with a low flush WC and hand wash basin. Window to side elevation.

Landing

With carpeted flooring and doors providing access into;

Bedroom One 11'5" x 12'8"

The bedroom is fitted with carpeted flooring, central heating radiator and a window to the rear elevation. This room benefits from built in wardrobes.

Bedroom Two 11'2" x 12'7"

The bedroom is fitted with carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 10'8" x 11'1"

The bedroom is fitted with carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from a built in wardrobe.

Bathroom 6'10" x 7'3"

The bathroom is equipped with a three-piece suite, including a bath, low flush WC, and hand wash basin. The space is finished with tiled flooring and walls, offering a clean and modern look. With a window to the side elevation.

Shower Room 5'1" x 5'11"

The shower room features a sleek walk-in shower and a hand washbasin, offering a practical and modern design. Underfloor



heating provides added comfort, while a window to the front elevation allows natural light to brighten the space.

Outside

The outside of the property offers a large paved driveway at the front, providing ample off-road parking and easy access to the garage. At the rear, you'll find a spacious patio seating area, perfect for outdoor relaxation, alongside a laid lawn and useful outbuildings. The garden offers electrical outlets and a spa, providing that added convenience and luxury. The property also benefits from 12 solar pannels and battery, which are owned.

Garage

The garage is accessible from the front elevation, allowing further off-road parking or handy storage space. The garage benefits from electrics.

Outbuildings

The outbuildings are all equipped with electricity, offering a range of possibilities for use. Whether for additional storage, a workshop, or a home office, these versatile spaces can be tailored to suit your specific needs.







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		
(81-91) B		
(69-80) C	79	80
(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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