



£329,995 Freehold

29 CHAFFINCH CLOSE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GT

BuckleyBrown
ESTATE AGENTS

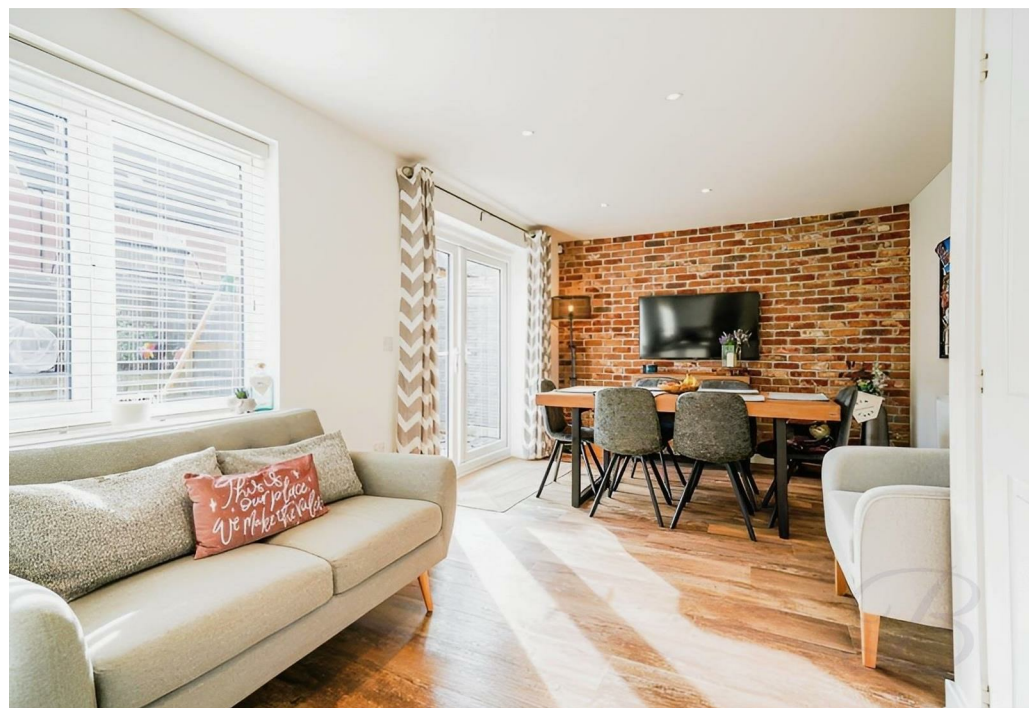
MOVE ON IN!...

We are delighted to present to the market this immaculate, detached house for sale. The property offers an impressive five bedrooms and two reception rooms, making it an ideal home for families. The location of this property is a bonus, with local amenities, green spaces, nearby parks, and a bus route on the estate, providing easy access to the wider area. The perfect blend of comfort, convenience, and modernity makes this property an excellent choice for potential homeowners.

One of the standout features of this property is its open-plan kitchen and diner, complete with a utility room, an abundance of natural light, and direct access to the garden. This modern kitchen area also boasts a dining space, perfect for family meals or entertaining guests. The two reception rooms consist of a spacious lounge, perfect for relaxing evenings, and a separate study that can also be transformed into a play area for children. The property benefits from LTV flooring throughout most of the downstairs area, adding a sleek and modern touch to the interiors.

The five bedrooms are well-appointed, with four double rooms and one single room. The master bedroom is also complemented by an en-suite bathroom and built-in wardrobes. The additional three double bedrooms include built-in wardrobes, ensuring ample storage space. The property also includes a family bathroom, providing convenience for all inhabitants.

One of the unique attributes of this property is the landscaped rear garden, which is southeast facing, creating a delightful suntrap. Additionally, there is a driveway and a garage providing off-street parking.





Entrance Hall

With stairs rising to the first floor and a central heating radiator. Laid with LVT flooring. Doors provide access into;

Kitchen/Diner 26'9" x 10'5"

The kitchen is fitted with a stunning range of high-gloss wall and base units with porcelain sink and drainer set into work surface. There are a range of integrated appliances which include an electric fan oven, induction hob with extractor fan over, dishwasher, and a fridge/freezer. There is ample space for a dining table and chairs making this the perfect spot for entertaining family and friends. With two windows to the rear elevation, a central heating radiator, and French patio doors which provide access onto the rear garden. Laid with LVT flooring.

Utility Room 8'6" x 5'6"

The utility room is fitted with a matching range of wall and base units. There is space and plumbing for a washing machine. With a central heating radiator, and a door which provides access outside. Laid with LVT flooring.

Lounge 16'3" x 10'8"

With a window to the front elevation and two central heating radiators. Laid with carpet flooring.

Study/Playroom 10'1" x 8'6"

With a window to the front elevation and a central heating radiator. Laid with carpet flooring.

Downstairs WC 3'0" x 6'0"

Fitted with a low level WC and hand wash basin with complimentary tiled splash back. With a heated towel rail.

Landing

With a useful storage cupboard and loft hatch access. Laid with carpet flooring. Doors provide access into;

Bedroom One 9'8" x 11'1"

With a window to the front elevation, central heating radiator, and fitted wardrobes. There is also the benefit of fitted ultra blackout blinds. Laid with carpet flooring.



En-suite 6'6" x 5'11"

Fitted with a low level WC, pedestal hand wash basin, and a shower cubicle. With an opaque window to the front elevation and a central heating radiator.

Bedroom Two 14'0" x 8'7"

With a window to the front elevation, central heating radiator, and fitted wardrobes. Laid with carpet flooring. Benefits from ultra blackout blinds.

Bedroom Three 8'11" x 10'7"

With a window to the rear elevation and a central heating radiator. Laid with carpet flooring. Benefits from ultra blackout blinds.

Bedroom Four 8'10" x 10'1"

With a window to the rear elevation, central heating radiator, and fitted wardrobes. Laid with carpet flooring. Benefits from ultra blackout blinds.

Bedroom Five 8'10" x 7'2"

With a window to the front elevation and a

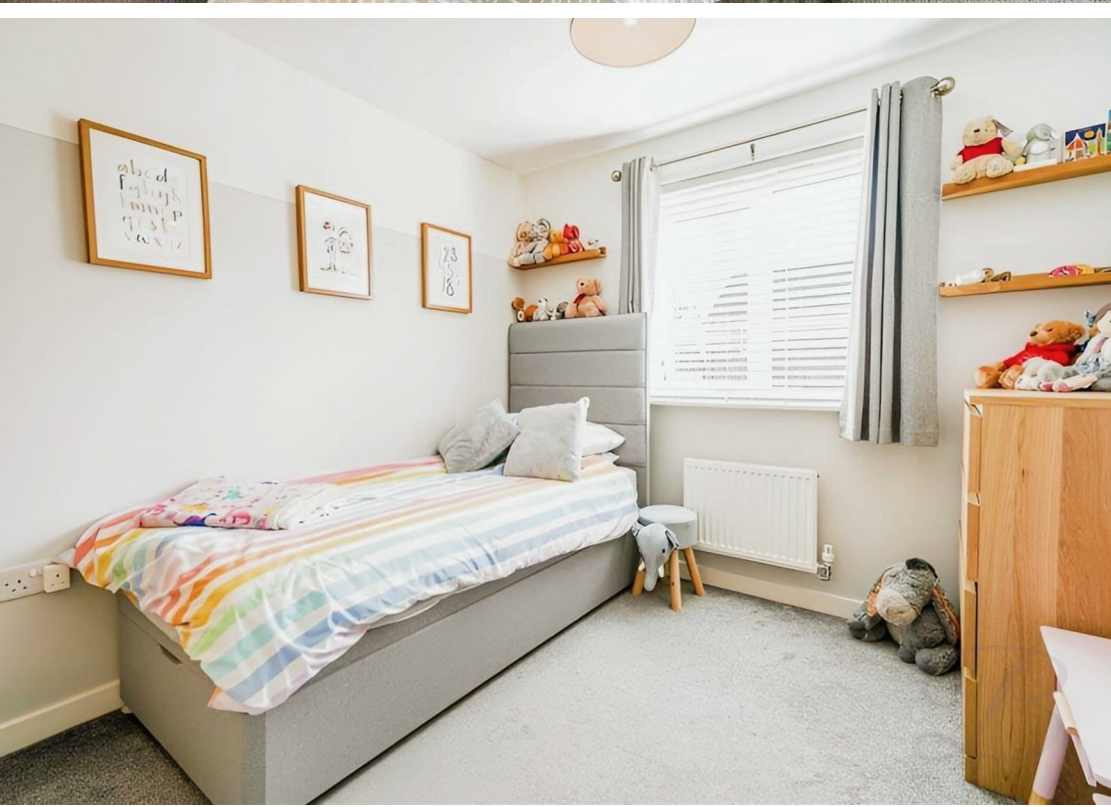
central heating radiator. Laid with carpet flooring. Benefits from ultra blackout blinds.

Family Bathroom 5'8" x 8'1"

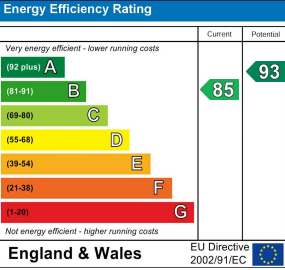
Fitted with a low level WC, pedestal hand wash basin, and a panelled bath with electric shower over. With an opaque window to the side elevation and a central heating radiator.

Outside

There is a driveway allowing for off-street parking, which in turn provides access to the single garage. The enclosed rear garden has been beautifully landscaped, making this the perfect space to enjoy family BBQ's or to relax during those Summer months. The garden features a spacious patio area laid with Indian sandstone, and raised sleepers with the rest being mainly laid to lawn with artificial turf.



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.



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