



Offers Over £230,000

SORRELL SQUARE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GX

BuckleyBrown
ESTATE AGENTS

LIVING IN LUXURY!...We certainly have a treat in store for you with this gorgeous three-bedroom, semi-detached property! This residence has been modernised throughout with stylish decor and quality fixtures and fittings. The external is equally as great too, boasting an exceptional plot with private parking. What's not to love?

Let's start with one of our favourite features within this home, which has to be the kitchen/dining area! which is fitted with a range of modern wall and base units, and work surfaces above, you won't need to touch a thing! Not to mention the range of integrated appliances and spotlights which complete the room. There is also space for a dining room table and chairs, which is perfect for those who love to host! Moving on into the living room, this space is filled with a flood of light from the bifold doors. It has been decorated to a beautiful standard and has ample space for furnishings and homely touches. The ground floor is complete with an under stairs cupboard, and a handy downstairs WC.

Heading upstairs, you'll be welcomed by three versatile and spacious bedrooms to add your own stamp. The master bedroom even has the luxury of its own en suite and built in wardrobe. The family bathroom is just off the landing and hosts a contemporary three-piece suite making this space perfect to relax and unwind.

Outside will definitely tick those remaining boxes, with the private and low-maintenance rear garden with a lawn and wooden decking area along with paved flooring too! This garden is the ideal setting for summer BBQS. TAs well as this the rear garden presents a convenient large workshop/shed which has been fully insulated and has its own electrical circuit. This could easily be converted into a summer house or bar area. This property is a credit to its owners and would make a wonderful family home. Call now to arrange a viewing!





Porch

Entrance to the property with a storage cupboard to the left.

Hall

Spacious hall with laminate flooring and entrance into the kitchen.

Cupboard

Ample storage space.

Kitchen/Dining area 7'8" x 13'8"

Stunning kitchen with laminate flooring, modern spot lit cupboards with solid wood work tops, integrated appliances, built in shelves, an inset sink, central heating radiator and a window to the front external. Space for a dining table and chairs.

Living Room 10'9" x 16'3"

Laminate flooring, decorated to a high standard, central heating radiators, feature bifold doors letting in an abundance of light to the rear elevation.

Cupboard

Generous sized under stairs cupboard.

WC

Two piece suite with hand wash basin and low flush WC.

Landing

Carpeted landing with access to all first floor rooms.

Bedroom One 10'6" x 11'9"

Carpeted master bedroom with a built in wardrobe, central heating radiator, space for your desired bedroom furniture, its own en suite and a window to the rear elevation.



En Suite 5'4" x 8'3"

Three piece en suite with low flush WC.

Bedroom Two 8'7" x 11'0"

Carpeted bedroom, central heating radiator, space for your desired bedroom furniture, and a window to the front elevation.

Bedroom Three 7'6" x 9'1"

Carpeted bedroom, central heating radiator, and a window to the front elevation. This room is currently being used as a dressing room and we have to say it suits it perfectly!

Bathroom 6'11" x 9'2"

Three piece family bathroom with a low flush WC, hand wash basin, Shower over bath and built in storage cupboard.

Outside

Well maintained rear garden with a wooden decking area, slabs and a lawn. To the front elevation you'll find a driveway with room for two cars and a neat frontal garden,

Shed/Outdoor Workshop

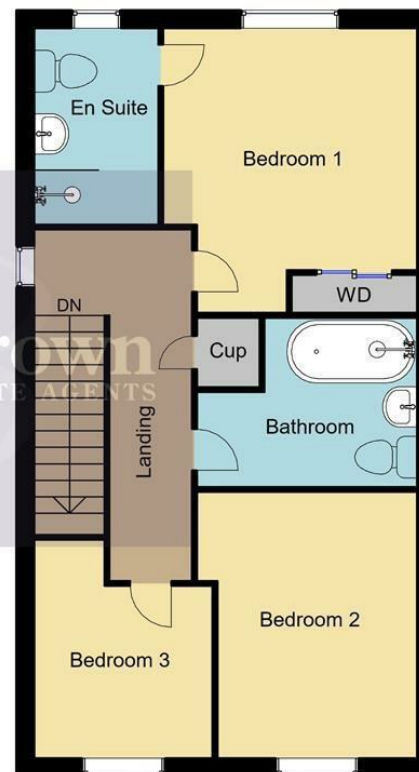
Large outdoor workshop/shed. Concrete base, insulated and on its own electrical circuit ready to use as a workshop, storage or home office. Could be converted to a summer house or bar.



Ground Floor
48sq.m/517.98sq.ft
Approx.



First Floor
48sq.m/517.98sq.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.

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		95
(81-91) B	84	
(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		

SORRELL
SQUARE | CLIPSTONE
VILLAGE | MANSFIELD |
NG21 9GX



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