



£160,000 Freehold

HARMAR STATION ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AQ

BuckleyBrown
ESTATE AGENTS

Welcome to Your New Home!

We are excited to present this charming semi-detached bungalow, nestled in the heart of the peaceful Clipstone village. Just a stone's throw from the scenic Vicar Water Country Park, and with easy access to local amenities and transport links, this property offers the perfect blend of village tranquility and convenience. Let's take a closer look inside...

As you step through the porch and into the entrance hallway, you'll immediately appreciate the well-thought-out layout of this inviting home. The spacious living room welcomes you with plenty of room for furnishings, complemented by a large front-facing window that floods the space with natural light. The kitchen is thoughtfully designed with a range of cabinetry and a convenient pantry for additional storage. Adjacent to the kitchen, you'll find a bright sunroom, which opens out to the rear garden through sliding doors.

This bungalow offers two generously sized bedrooms, both ready for you to personalize and make your own. Completing the home is a modern shower wet room at the rear.

Outside, the property features a paved frontage with mature borders, plus a side driveway providing ample off-road parking. The large rear garden is a real highlight, offering a tranquil space with fenced boundaries and picturesque views over the surrounding fields. This garden is ideal for enjoying the warmer months and creating your own outdoor oasis. The property also boasts solar panel and an air source heating system.





Porch

Allowing access to the hallway, the porch is also bright with natural light due to the side elevation window.

Entrance Hallway

A spacious entrance hallway allows access to all rooms, making for a convenient layout and is finished with wooden flooring, a radiator and decorative paneling.

Living Room

A spacious living room, with corked tiled flooring, a radiator and a window to the front elevation.

Kitchen

The kitchen comprises of wall and base units with stainless steel work surface over and inset sink and drainer with tap. The

walls are partially tiled and there is access to a pantry with shelving and a window to the side elevation.

Sun Room

Accessed from the kitchen, the sun room is bright with light flooring in from the dual aspect windows and patio doors which lead to the garden.

Bedroom One

The room is spacious in size and comprises of a radiator, carpeted flooring, a window to a rear elevation and built in wardrobes.

Bedroom Two

The second bedroom comprises of carpeted flooring, a radiator and a window to the front elevation.

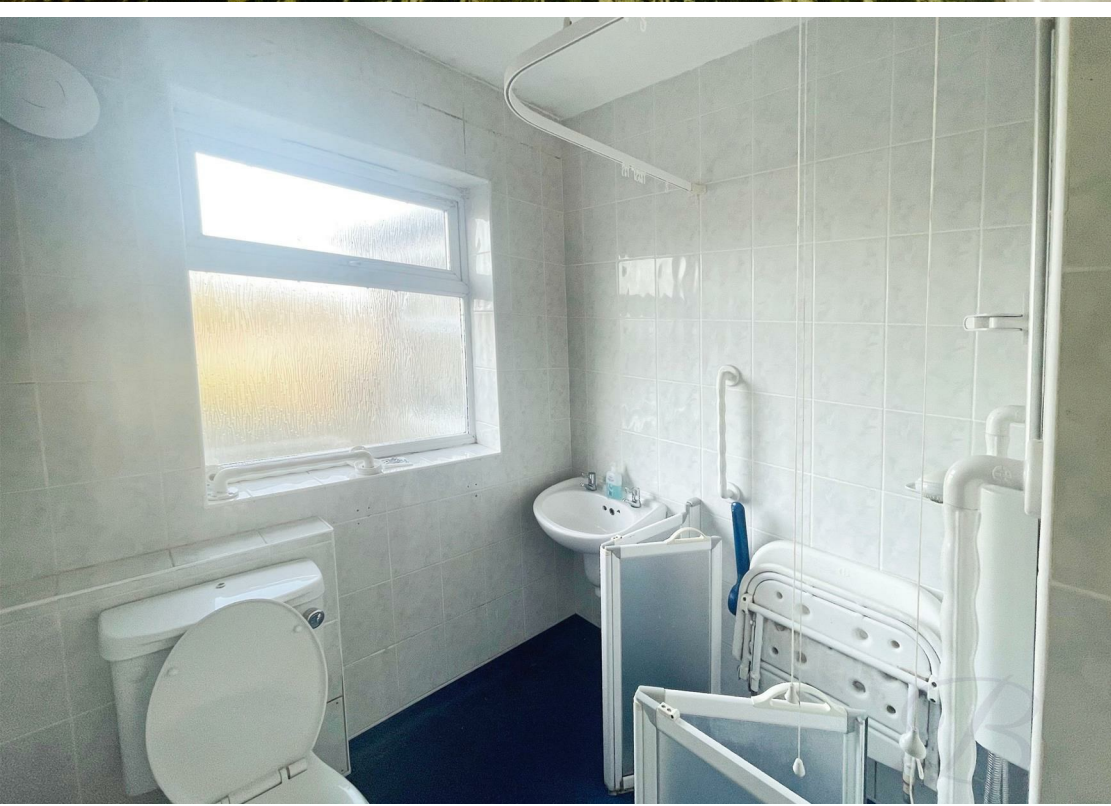


Shower Room

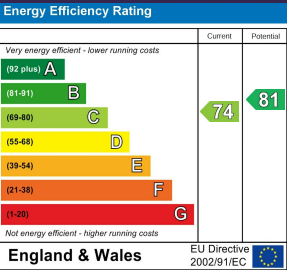
The shower wet room is fitted with a low flush WC, pedestal hand wash basin and window to rear elevation.

Outside

The property benefits from off street parking with a long driveway which leads to the rear garden and garage. The rear garden consists of laid concrete patio seating and laid to lawn. There is fencing to the surround for security.



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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