



£170,000 Freehold

19 CLAY CROSS DRIVE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FJ

BuckleyBrown
ESTATE AGENTS

UNLOCK THE DOOR!... And step into your beautiful new home! Located in the fabulous area of Clipstone Village, this semi-detached property is a stone's throw away from excellent shops, amenities and the gorgeous Vicar Water, which is ideal for days out with the family or walking the dogs... Let's take a look inside..

The ground floor accommodates a wonderful lounge that has been tastefully decorated and offers a cosy space for you to enjoy relaxing, settling down in front of the TV and enjoying catching up with the latest film or TV series. You'll also gain access here to a handy ground floor WC, especially useful when guests are over to visit! Just next door is the kitchen/diner which comes complete with a great range of matching units, along with plenty of space to set up your own dining set if desired. There's plenty of space for all of your essential appliances here, along with a door that leads out to the rear garden.

Impressed with everything you've seen so far? We're not done yet! Head up to the first floor where you'll be presented with two double bedrooms, both of which have been kept to a high standard throughout. Each space is perfect for adding your own stamp, with mostly neutral decor making it simple to add your own design style! Additionally, you'll find a stylish bathroom just off the landing complete with a fantastic three piece suite in white- ideal for enjoying a hot bath after a long day!

Outside is equally as wonderful with a private driveway that provides handy off-road parking to the front of the property. To the rear, you'll find a lovely low-maintenance garden with patio seating area and steps leading up to a path with decorative slate chippings and mature shrubs. The ideal setting for adding your patio set and bench, and enjoying a summer BBQ with friends.

The only thing this home is missing is you! Call our team today and arrange a viewing!





Entrance

With access to;

Living Room 8'2" x 13'1"

With carpet to flooring, central heating radiator, window to the front elevation and access to;

Ground Floor WC

Complete with a low flush WC, hand wash basin and central heating radiator.

Kitchen 9'10" x 12'1"

Complete with a wide range of matching units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, splashback tiles, integrated oven, gas hob with extractor fan above, space and plumbing for a washing machine, space for a fridge/freezer, space

for a dining set, window to the rear elevation and a door leading out to the rear elevation.

Landing

With carpet to flooring and access to;

Bedroom One 12'1" x 9'2"

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

Bedroom Two 12'1" x 7'6"

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

Bathroom 6'6" x 7'2"

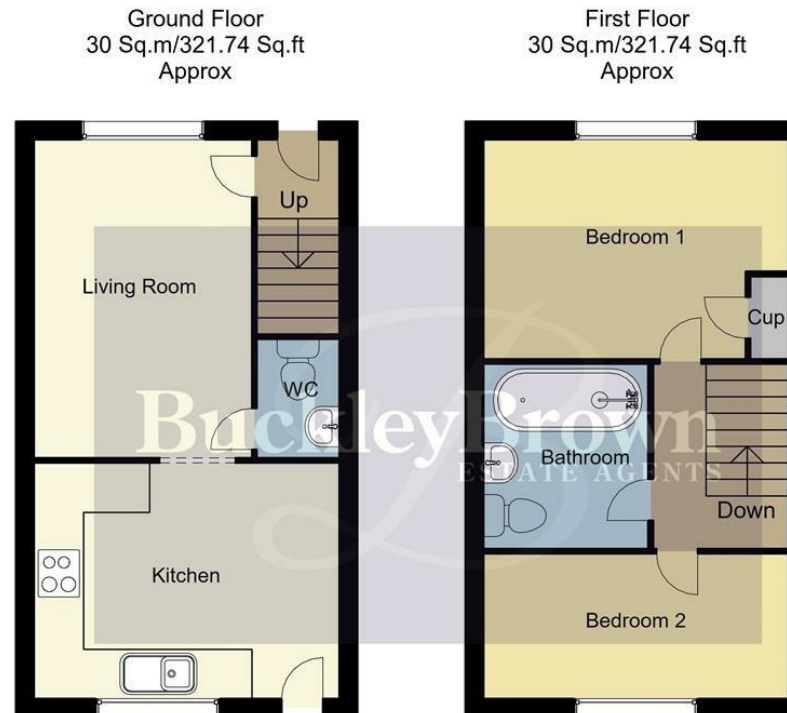
Complete with a modern three piece suite comprising of a fitted bath with overhead waterfall shower and tiling, low flush WC, hand wash basin, central heating radiator and opaque window to the side elevation.



Outside

Featuring a private driveway to the front of the property, allowing space for off-road parking. There's also a low-maintenance garden to the rear with patio seating area and steps leading up to a lovely path with decorative slate chippings, mature shrubs and a fence surround that adds a degree of privacy.

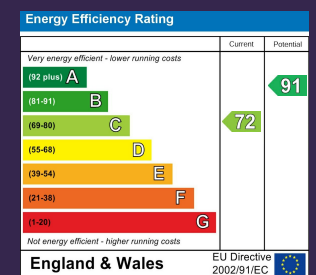




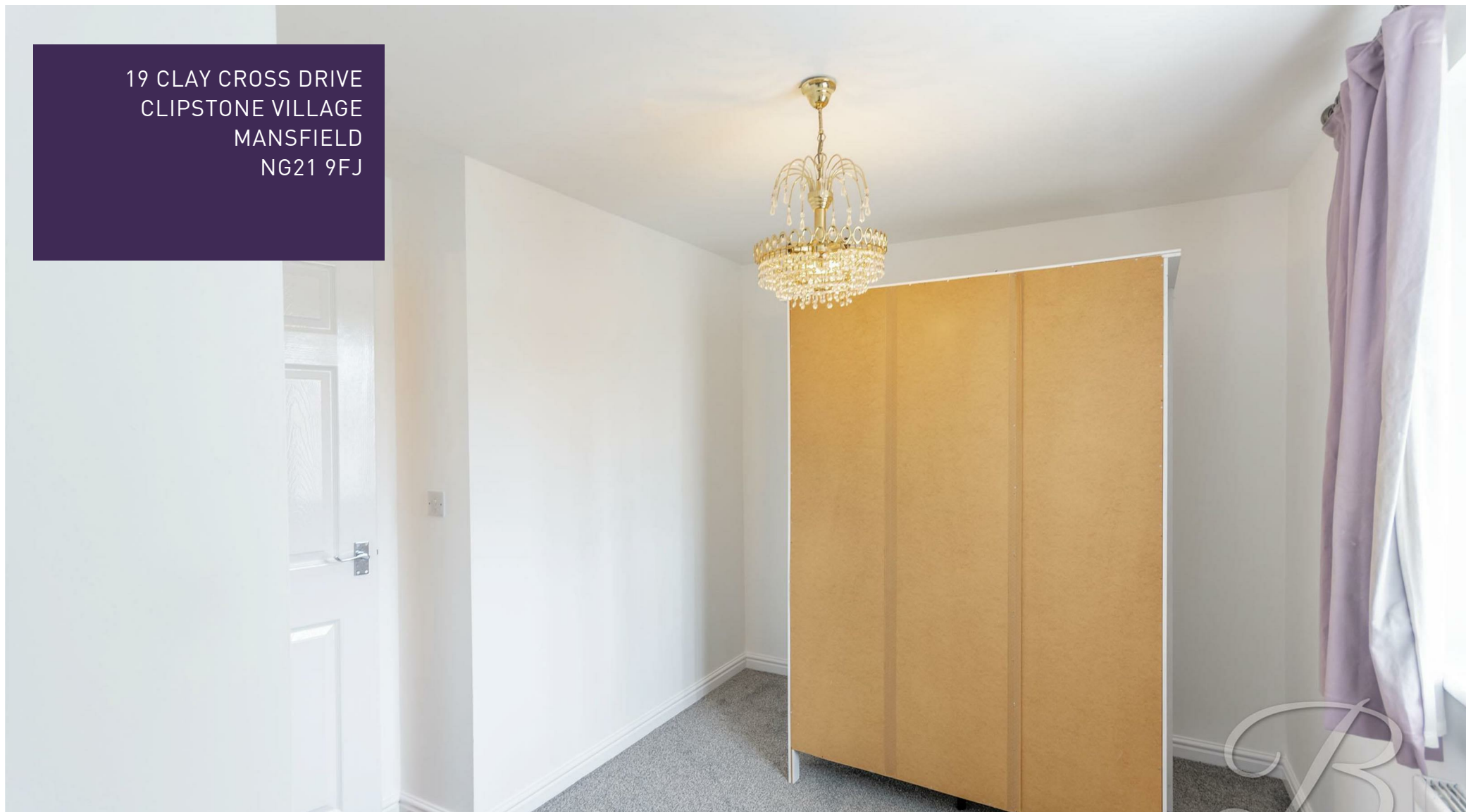
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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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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