



Offers In The Region Of £235,000

MEADOW WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FW

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ESTATE AGENTS



## COMFORTABLE LIVING...

Nestled in the heart of Clipstone Village, this beautifully maintained three-bedroom home offers spacious and versatile living across three floors. Immaculately presented with neutral decor throughout, the property is ready to move straight into and would suit a variety of buyers.

On the ground floor, you'll find a well-equipped modern kitchen, a generous open-plan living and dining area with patio doors leading out to the enclosed rear garden, and a convenient downstairs WC.

The first floor comprises two well-proportioned bedrooms—one of which features a Juliet balcony—and a stylish family bathroom accessed from the landing, ideal for relaxing after a long day!

Occupying the top floor is the impressive master suite, complete with Velux windows that flood the room with natural light and a private en-suite shower room for added comfort.

Externally, the property benefits from off-street parking and a garage located to the rear. The rear garden is fully enclosed, featuring a lawned area, patio space perfect for outdoor entertaining, and secure fencing all around.

This is a wonderful opportunity to own a thoughtfully designed home in a sought-after village location. Call our team today to arrange a viewing!





### Entrance Hallway

Allowing access to the ground floor rooms.

### Kitchen 8'7" x 11'3"

Modern in style, the kitchen is fitted with a range of wall and base units topped with complementary work surface. It features an inset stainless steel sink and drainer, an integrated oven with hob and extractor hood above, there are further designated spaces for freestanding appliances. A window to the front elevation brings in natural light, while wood-effect laminate flooring and a central heating radiator complete the space.

### Living Room/Dining Room 11'9" x 15'8"

A fantastic space for both relaxing and entertaining, this generously proportioned living/dining room features French doors that lead out to the rear garden, creating a light and airy atmosphere. There's plenty of space for a dining table and lounge furnishings, making it

ideal for both everyday living and hosting guests. The room is finished with carpeted flooring, a central heating radiator, and also benefits from a side-facing window that brings in additional natural light.

### W.C. 3'4" x 6'2"

A modern and practical addition to the home, the downstairs WC features a low-level WC, a pedestal wash hand basin with tiled splashback, wood-effect laminate flooring, and a central heating radiator.

### First Floor Landing

Allowing access to bedrooms two and three and the well appointed bathroom.

### Bedroom Two 11'7" x 15'8"

A spacious double bedroom featuring carpeted flooring, a central heating radiator, and a window to the rear elevation. A standout feature of this room is the set of French doors that overlook the garden, adding a touch of charm and allowing for an abundance of natural light.



### Bedroom Three 8'4" x 8'10"

Having carpeted flooring for a cosy feel the room also has a central heating radiator and a window to the front elevation.

### Bathroom 6'3" x 8'4"

Well appointed between the two bedrooms on the first floor the three piece family bathroom is modern in style and comprises of a panelled bath with shower over, a glass shower screen and tiled surround, a low level w.c. and a pedestal wash hand basin. The room is finished with wood effect laminate flooring and a central heating radiator.

### Second Floor Landing

Allowing access to bedroom one with ensuite.

### Bedroom One 15'8" x 17'11"

The master bedroom is privately situated on the second floor and offers an impressive amount of space, being the sole room on this level. This light-filled retreat benefits from two Velux windows, carpeted flooring, a central heating

radiator, and a stylish modern en-suite — making it a true haven within the home.

### En Suite 6'3" x 8'4"

This modern en-suite features a shower cubicle, a pedestal wash hand basin, and a low-level WC. The space is finished with wood-effect laminate flooring and includes a window to the front elevation, providing natural light.

### Garage 8'6" x 17'8"

Accessible from round the back of the property fitted with full power.

### Outside

Access to rear parking and a private garage fully fitted with power. The rear garden provides a well kept lawn, patio seating area and fence surround - offering an enclosed space to enjoy all year round.







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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