



Offers Over £300,000

41 EMMERSON DRIVE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AX

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CREATE YOUR NEXT CHAPTER!!...

Situated in the heart of the sought-after Clipstone Village, this four-bedroom detached property offers generous living space, modern conveniences, and excellent proximity to local amenities including well-regarded schools, shops, and scenic green spaces—ideal for families and professionals alike. Lets take a look inside...

As you step inside, you are greeted by a welcoming entrance hallway that sets the tone for the rest of the home. The kitchen is thoughtfully designed with matching wooden cabinetry, ample worktop space, and a breakfast bar—perfect for casual dining or morning coffee. The spacious living room features a cosy fireplace as its centrepiece and flows seamlessly into the open-plan dining room, creating a fantastic space for both everyday living and entertaining. From the dining area, double doors open into a bright and airy sun room, offering panoramic views of the garden- This room is perfect to enjoy the outdoors all year round. The ground floor also includes a practical utility room and a convenient downstairs WC.

Upstairs, the property continues to impress with four well-sized bedrooms. The master and second bedrooms benefit from built-in wardrobes and their own private en-suite shower rooms, offering comfort and privacy. The remaining bedrooms are serviced by a stylish main bathroom, complete with a modern three-piece suite.

Externally, the front of the property includes a private driveway and an integrated garage, providing ample off-road parking. The rear garden is a standout feature—offering a laid lawn, a paved patio area ideal for outdoor dining, and a raised decked seating area with a pergola. Mature shrubbery and secure fencing surround the garden, creating a private and peaceful outdoor retreat.

Call today to arrange a viewing!!!





Entrance Hall

With laminate flooring, stairs rising to first floor, built in under stairs storage cupboard and surrounding doors providing access into;

Kitchen 14'6" x 6'3"

Complete with a matching range of wooden cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and a handy breakfast bar. With a window to the rear elevation and access into the utility room.

Utility Room

Complete with further cabinetry and worktop surfaces, with an inset sink and drainer and space for other appliances. With a door to the side elevation.

WC

Complete with a low flush WC and hand wash basin.

Living Room 11'0" x 18'2"

With carpeted flooring, feature fireplace and a window to front elevation. This room flows seamlessly into the dining room.

Dining Room 11'10" x 9'8"

With carpeted flooring, central heating radiator and doors providing access into the sun room.

Sun Room 11'10" x 11'9"

With surrounding windows and double doors providing direct access onto the garden.

Landing

Surrounding doors provide access into;

Bedroom One 11'8" x 15'10"

With carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from built in wardrobes and its own en-suite facility.



En-suite 3'11" x 6'0"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin. With a window to the front elevation.

Bedroom Two 8'6" x 10'0"

With carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from built in wardrobes and its own en-suite facility.

En-suite 5'4" x 5'5"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin. With a window to the side elevation.

Bedroom Three 12'1" x 8'9"

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

Bedroom Four 7'1" x 12'0"

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

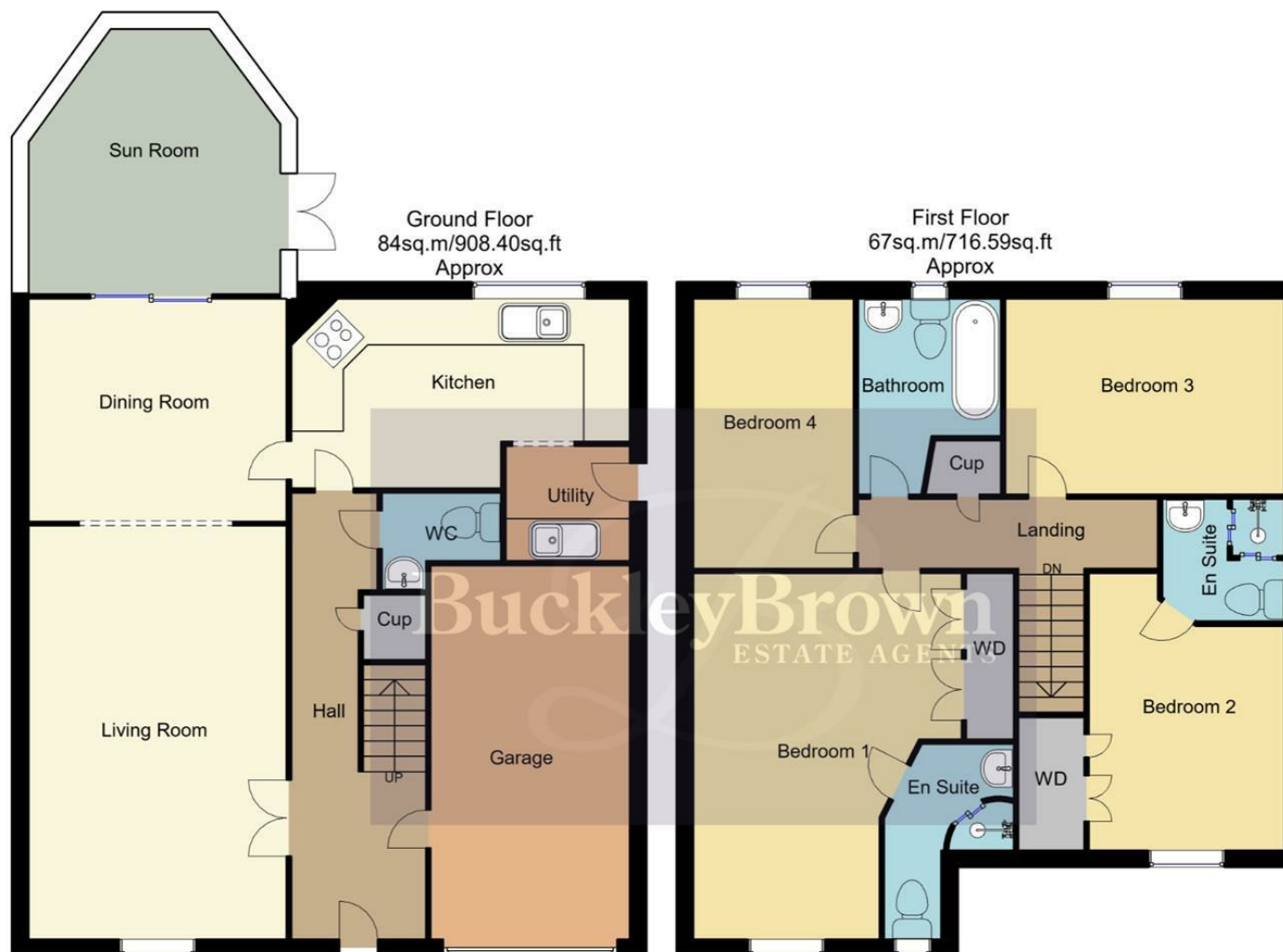
Bathroom 6'3" x 8'7"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to the rear elevation.

Outside

The front of the property offers a driveway and an integrated garage for convenient parking. To the rear, the garden includes a laid lawn, patio seating area, and a decked space with a pergola. The area is enclosed by fencing and surrounded by mature shrubbery for added 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	73	
(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		

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