



Offers Over £285,000 Freehold

43 BLUEBELL WOOD LANE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GB

**BuckleyBrown**  
ESTATE AGENTS



## YOUR FOREVER FAMILY HOME...

Presenting this four bedroom detached property, located in the highly sought-after location of Clipstone village. This property is positioned well with easy access to public transport links, nearby schools, local amenities, green spaces, nearby parks, and walking routes.

As you step inside, you're greeted by a warm and welcoming living room, offering a comfortable space to unwind, entertain guests, or enjoy family time. Flowing from the living area is a generous open-plan kitchen and dining room, designed with both style and functionality in mind. The kitchen features contemporary cabinetry, integrated appliances, and a stylish central island with a breakfast bar—perfect for casual dining, cooking, and socialising. This versatile space easily accommodates a dining area, making it the true heart of the home. A separate utility room and WC adds to the property's practical layout. The ground floor also has the luxury of underfloor heating!

Upstairs, the property continues to impress with four well-proportioned bedrooms. The spacious master bedroom is a true retreat, complete with modern fitted wardrobes and a sleek en-suite shower room. Bedroom four also features fitted wardrobes and is currently utilised as a home office, offering a flexible space ideal for remote working or study. A stylish family bathroom with a modern three-piece suite serves the upper floor.

The front of the property boasts a private driveway providing off-street parking for multiple vehicles, alongside an attached garage for secure vehicle storage or additional storage space. The rear garden has been tastefully landscaped for ease of maintenance and year-round enjoyment, featuring an artificial lawn, a patio seating area perfect for al fresco dining or relaxing outdoors, and full fencing for privacy and peace of mind. Whether you're hosting summer BBQs or enjoying a quiet morning coffee, this garden is designed to suit all lifestyles.

Call today to view!!!





#### Entrance Hall

With laid wooden flooring, stairs rising to the first floor and a door providing access into;

#### Living Room 9'1" x 15'9"

With laminate flooring, window to front elevation and access into the kitchen/dining room.

#### Kitchen/dining Room 18'5" x 10'3"

Complete with a matching range of wall and base units with ample worktop surfaces. It features an inset sink and drainer, island/breakfast bar, integrated oven and a gas hob with hood over. With ample space for your dining furniture. With a window and double doors to the rear elevation and access into the utility room.

#### Utility

With space and plumbing for a washing machine, with further worktop space and a door to the side elevation. With access into the WC

#### WC 5'2" x 2'11"

With a low flush WC and hand wash basin. With a window to the rear elevation.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 12'3" x 10'3"

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

#### En-suite 7'3" 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 side elevation.

#### Bedroom Two 9'3" x 12'2"

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

#### Bedroom Three 9'3" x 9'7"

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

#### Bedroom Four 7'3" x 6'0"

With laminate flooring, central heating radiator, fitted wardrobes and a window to the rear elevation.

#### Bathroom 6'11" x 6'3"

Complete with a three piece suite including

a bath, low flush WC and hand wash basin. With a window to the rear elevation.

#### Outside

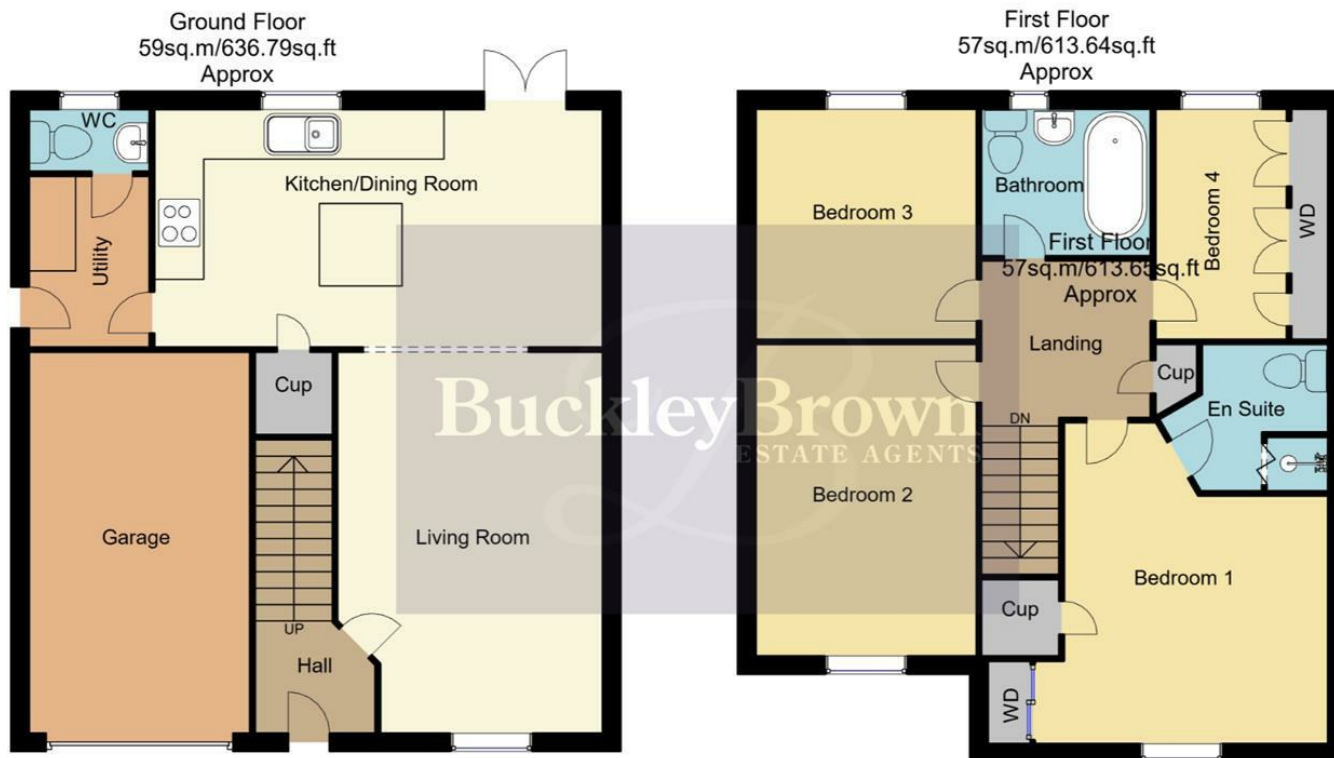
The front of the property features a private driveway providing convenient off-street parking, along with an attached garage for secure storage. To the rear, the garden is designed for easy maintenance, offering an artificial lawn, a patio seating area ideal for outdoor dining or relaxation, and surrounding fencing to ensure privacy and security.

#### Garage 9'3" x 15'7"

The property benefits from a secure garage, accessible from the front elevation, providing convenient access for vehicle storage, additional household storage, or use as a workshop.







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>		93
(81-91) <b>B</b>	83	
(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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