



Offers Over £235,000 Freehold

21 CHAFFINCH CLOSE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GT

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## FEELS LIKE HOME!!...

Standing proud in the highly popular Clipstone Village is this stunning four-bedroom family home! Boasting spacious and modern accommodation that spans across three floors, this semi-detached property is the perfect find for growing families, and offers a wealth of nearby shops, amenities and parks, including the lovely Vicar Water! Let's take a peek inside..

The ground floor welcomes you to a beautiful kitchen/diner where you'll find a range of shaker-style wall and base units to utilise, along with integrated appliances and ample dining space to enjoy tasty meals with the family! The living room is just next door and has been tastefully decorated, whilst allowing a wealth of natural light through wonderfully. There's also French doors that lead out to the rear garden from here - perfect for utilising in the summer months or when entertaining guests. Completing the floor is a handy WC.

The first floor welcomes you to three excellent bedrooms, all of which have been kept to a high standard throughout and with lots of space and flexibility to add your own stamp. The family bathroom can be found here too, and comprises of a modern three piece suite where you can enjoy a relaxing bath after a long day. The second floor hosts the master bedroom that is an excellent size and even benefits from its own private ensuite facility. What's not to love?

Heading outside, you will only be further impressed to find a beautifully landscaped and low-maintenance rear garden with patio seating area and fabulous artificial lawn. There's a storage shed for added convenience, along with a surrounding fence that allows a great degree of privacy. Perfect for enjoying quality time out in the sun with friends and family alike! And if that's not enough, the front of the property benefits from a double driveway for handy off-road parking.





### Entrance Hall

With storage cupboard, central heating radiator, downlights, stairs leading up to the first floor and access into;

### Kitchen/Diner 9'7" x 7'7"/9'7" x 7'7"

Complete with a beautiful range of shaker style wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated oven with gas hob and stainless steel extractor fan above, integrated fridge-freezer and dishwasher, downlights, ample dining space, central heating radiator and window to the front elevation.

### Living Room 16'7" x 10'3"

With central heating radiator, window to the rear elevation and French doors leading out to the rear garden.

### WC

Complete with a low flush WC, hand wash basin and opaque window to the front elevation.

### Landing

With fitted carpets, downlights, stairs leading up to the second floor landing and access into;

### Bedroom Two 9'7" x 13'5"

With fitted carpets, central heating radiator and window to the rear elevation.

### Bedroom Three 9'7" x 12'2"

With fitted carpets, central heating radiator and window to the front elevation.

### Bedroom Four 6'8" x 10'3"

With fitted carpets, central heating radiator and window to the rear elevation.



### Bathroom 6'7" x 5'7"

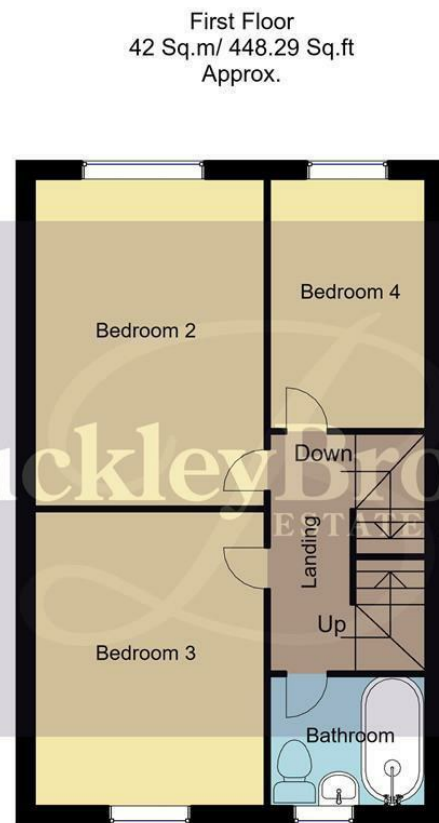
Complete with a fitted bath with overhead shower, low flush WC, hand wash basin and opaque window to the front elevation.

### Outside

Featuring a beautifully landscaped rear garden with patio seating area, artificial lawn, storage shed and a surrounding fence for additional privacy. To the front of the property is a double driveway allowing space for off-road parking.







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>95</b>
(81-91) <b>B</b>	<b>85</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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