



£260,000 Freehold

14 BROWNLEY ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FZ

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ESTATE AGENTS

YOUR NEXT MOVE!.. Nestled in the peaceful village of Kings Clipstone, this beautifully presented three-bedroom detached home offers the perfect blend of countryside charm and modern living. Surrounded by lush greenery and scenic walking routes leading directly into Sherwood Forest, this home is ideal for nature lovers and families alike. Located on a modern residential estate, the property benefits from a regular bus route and is within walking distance of a local precinct, which includes a convenient shop and essential amenities.

Step inside to find a welcoming entrance hall leading to a well-appointed dining room and a generous lounge, featuring French patio doors that open out onto the rear garden, perfect for indoor-outdoor living. The kitchen is fitted with a stylish range of modern units and offers both a garden view and direct access outside.

Upstairs, the property comprises three well-proportioned bedrooms, including a spacious master bedroom with the luxury of its own en-suite facility, plus a modern family bathroom. The landing also provides a useful storage cupboard and loft hatch access.

Outside, the low-maintenance front garden is attractively landscaped with decorative stone, while the private rear garden is mainly laid to lawn and fully enclosed, ideal for children, pets, or entertaining. A garage and private driveway provide off-street parking.

Ready to move into, this fantastic home offers comfort, style, and an enviable lifestyle on the edge of one of the UK's most iconic forests.

Viewings highly recommended. Call today to view!





Entrance Hall

With a central heating radiator and stairs rising to the first floor. Doors provide access into;

Dining Room 8'8" x 10'3"

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

Living Room 10'5" x 14'3"

A bright and airy lounge with French patio doors leading onto the rear garden and a central heating radiator.

Kitchen 9'9" x 9'9"

The kitchen is fitted with a stunning range of wall and base units with sink and drainer set into work surface. There are a range of integrated appliances that include a fridge/freezer, washing machine and a

dishwasher. There is also an electric fan oven and a four-ring gas hob with an extractor hood over. With a window to the rear elevation, a central heating radiator, and a door that provides access outside.

Ground Floor WC 3'3" x 8'8"

Fitted with a low level WC and a pedestal hand wash basin. With a central heating radiator.

Landing

With a useful storage cupboard and loft hatch access. Doors provide access into;

Bedroom One 8'11" x 16'2"

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



En-Suite 4'10" x 6'11"

Fitted with a low level WC, pedestal hand wash basin and a shower with complimentary tiled splash back. With an opaque window to the front elevation and a central heating radiator.

Bedroom Two 7'9" x 9'9"

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

Bedroom Three 8'11" x 12'7"

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

Bathroom 6'5" x 6'11"

Fitted with a low level WC, pedestal hand wash basin and a panelled bath with complimentary tiled splash back. With an opaque window to the front elevation and a central heating radiator.



Garage 8'0" x 14'1"

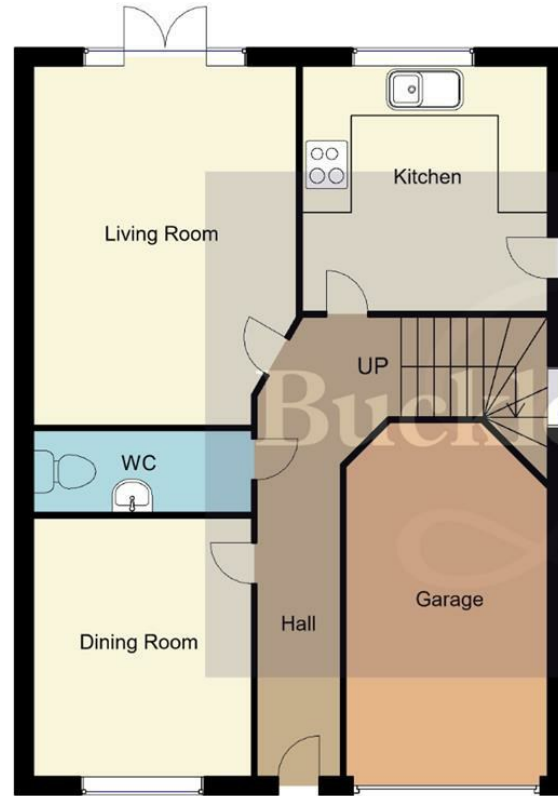
With an up and over door and a wall-mounted gas boiler.

Outside

There is a low-maintenance front garden is attractively landscaped with decorative stone, while the private rear garden is mainly laid to lawn and fully enclosed, ideal for children, pets, or entertaining. A garage and private driveway provide off-street parking.



Ground Floor
61 Sq.m/ 651.44 Sq.ft
Approx



First Floor
55 Sq.m/ 593.45 Sq.ft
Approx



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			
(02 plus) A			
(01-01) B			
(09-00) C			
(05-08) D			
(09-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		76	81
EU Directive 2002/91/EC			

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