



Guide Price £180,000 Freehold

89 MANSFIELD ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AA

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE - £180,000 - £190,000****

MAKE A MOVE!... Welcome to this beautifully maintained three-bedroom, three-storey mid-terraced home, ideally situated in the sought-after village of Clipstone. Surrounded by excellent local amenities including shops, schools, and transport links, this move-in ready property is perfect for families, first-time buyers, or anyone seeking modern, low-maintenance living in a friendly village setting.

The home is tastefully decorated throughout with a neutral colour scheme, providing a fresh and inviting atmosphere from the moment you step inside. The ground floor begins with a welcoming entrance hallway, leading into a contemporary kitchen with ample storage and worktop space—ideal for everyday cooking and entertaining. At the rear of the home, the spacious living room is filled with natural light and features a charming fireplace as a focal point, along with double doors that open directly onto the rear garden. A convenient downstairs WC completes this floor.

The first floor comprises two well-proportioned bedrooms, offering flexibility for use as guest rooms, children's rooms, or a home office, along with a modern family bathroom fitted with a three-piece suite.

The top floor is dedicated to a generous master bedroom, complete with fitted wardrobes and its own private en-suite shower room—offering a peaceful and private retreat from the rest of the home.

Externally, the front of the property is attractively low-maintenance, featuring a neat pathway to the front door and well-kept shrubbery that enhances its kerb appeal. The rear garden is mainly laid to lawn and enclosed by fencing, providing a safe and private outdoor space ideal for children, pets, or summer entertaining. A rear gate leads to a pathway offering direct access to the property's garage and an allocated parking space, ensuring secure and convenient off-road parking.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Kitchen 6'2" x 11'10"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window to the front elevation.

Living Room 12'9" x 14'4"

With carpeted flooring, feature fireplace and double doors providing direct access onto the rear garden.

WC 2'10" x 6'3"

Complete with a low flush Wc and hand wash basin. With a window to the front elevation.

Landing

With access into;

Bedroom One 10'9" x 12'9"

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

Bedroom Two 7'8" x 12'9"

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

Bathroom 6'2" x 6'5"

Complete with a three piece suite including a bath with an over head shower, low flush Wc and hand wash basin.

Landing

With access into;



Bedroom Three 8'9" x 21'9"

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

En-suite 5'9" x 6'11"

Complete with a three piece suite including a three piece suite including a shower, low flush WC and a hand wash basin.

Outside

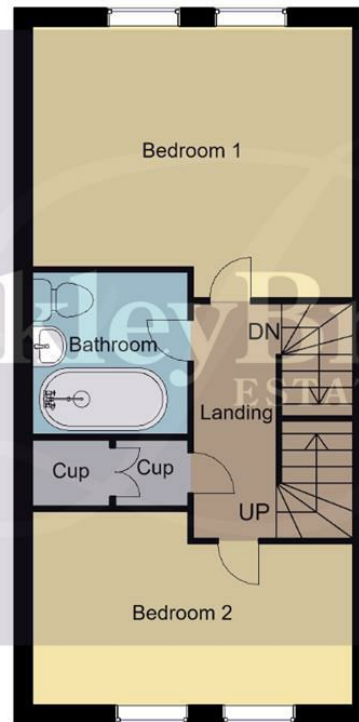
The front of the property is low-maintenance, featuring a neat pathway to the front door bordered by well-kept shrubbery. To the rear, the garden is mainly laid to lawn and enclosed by fencing for privacy. A rear gate provides access to a pathway leading directly to a garage and one allocated parking space.



Ground Floor
38 Sq.m/ 413.14 Sq.ft
Approx



First Floor
38 Sq.m/ 404.09 Sq.ft
Approx



Second Floor
37 Sq.m/ 394.22 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		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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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MANSFIELD
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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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