



Offers Over £270,000 Freehold

63 SORRELL SQUARE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GX

**BuckleyBrown**  
ESTATE AGENTS



## READY TO FALL IN LOVE?!

We're thrilled to welcome you to this beautifully presented three-bedroom detached home, ideally located in the peaceful and ever-popular Clipstone Village. Situated in a quiet residential area, this property offers the perfect blend of modern living and homely comfort, making it a fantastic choice for families or anyone looking to settle into a well-connected, yet tranquil setting. Let's take a look inside...

Upon entering, you're welcomed into a bright and spacious open-plan ground floor, thoughtfully designed to suit contemporary living. At the heart of the home is a stunning modern kitchen, complete with sleek cabinetry, integrated appliances, and generous work surfaces with an inset sink—perfect for cooking up a storm. There's ample space for a dining table and chairs, creating an ideal spot to gather with family or entertain guests.

Flowing seamlessly from the kitchen is the open-plan lounge area, offering plenty of room for all your furnishings and finished with bi-fold doors that open directly onto the rear garden—perfect for bringing the outdoors in during those warmer months.

Completing the ground floor is a utility room, which provides plumbing for a washing machine and makes an excellent laundry area, along with a handy downstairs WC for added convenience.

Heading upstairs, you'll find three well-sized bedrooms, all well kept. The master bedroom is a true highlight, benefiting from fitted wardrobes and its own private ensuite shower room. The additional bedrooms are versatile and would make great children's rooms, guest spaces, or even a home office. A stylish family bathroom, featuring a modern three-piece suite, completes the first floor.

Step outside to discover a private and enclosed rear garden, boasting a well-maintained lawn and patio seating area—perfect for relaxing or entertaining outdoors. The front hosts a garage with ample storage space and a driveway for two cars.

Call today to arrange a viewing!





### Kitchen/Dining Room/Lounge 13'9" x 30'3"

The kitchen is complete with a range of modern sleek cabinets and units with work surfaces over. Including integrated appliances and space for a dining room table/chairs. This space is open plan to the lounge area, with space for all of your homely furnishings. Including bifold doors to rear elevation and windows to front elevation.

### Utility 3'7" x 5'3"

Including plumbing for a washing machine and extra storage space.

### WC 5'3" x 5'3"

Complete with a low flush WC and a hand wash basin.

### Landing

With access to;

### Bedroom One 13'9" x 8'0"

Complete with carpeted flooring, central heating radiator and window to front elevation. Including built in wardrobes for added storage.

### Ensuite 7'5" x 5'4"

Complete with a modern three piece suite. With window to side elevation.

### Bedroom Two 10'9" x 10'9"

Complete with carpeted flooring, central heating radiator and window to front elevation.

### Bedroom Three 10'9" x 8'7"

Complete with carpeted flooring, central heating radiator and window to rear elevation.

### Bathroom 6'10" x 6'10"

Complete with a modern three piece suite. With window to rear elevation.

### Outside

The rear garden offers a patio seating area and a well kept garden with fence surrounding. The front hosts an integral garage and a driveway for two cars.







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>93</b>                  |
| (81-91) <b>B</b>                            | <b>83</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<br>2002/91/EC |



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