



Guide Price £280,000 Freehold

24 FIRST OAK DRIVE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FT

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £280,000 - £290,000 ***

NO CHAIN!

Tucked away in the heart of Clipstone Village, this four-bedroom detached home blends modern convenience with charm and character. From the moment you arrive, the low-maintenance frontage with its neat lawn, quaint picket fence and pathway leading to the front door sets the tone for what lies within. A private driveway and garage sit neatly to the side, offering secure off-road parking.

Inside, the house flows effortlessly. A contemporary kitchen sits at the front, designed with everyday living in mind, while to the rear a spacious open-plan lounge and dining area creates an all year round entertaining space! Patio doors open directly onto the garden, filling the room with light and providing a wonderful connection between indoors and out. A handy WC completes the ground floor.

Upstairs, four generously sized bedrooms provide space for the whole family. The main bedroom benefits from its own en suite, while the others are served by a well-appointed family bathroom accessed from the landing.

The rear garden is where this home truly comes into its own. Beautifully landscaped and thoughtfully designed, it features a large lawn bordered by mature planting, a decorative pond with a charming bridge, and a choice of places to relax and entertain, from the decked seating area to the paved patio beneath a pergola. It's a space that can be enjoyed all year round, whether for quiet mornings with a coffee or lively gatherings with friends and family.

This is a home that offers both style and substance – modern living in a sought-after village setting, with a garden that will leave a lasting impression. Call now to arrange a viewing!





Entrance Hallway

Storage cupboard under the stairs and further access into;

Kitchen 8'5" x 11'3"

Complete with a range of matching gloss wall and base cabinets, inset sink with drainer, integrated appliances and a window to the front. Not to mention the breakfast bar.

Lounge 10'4" x 14'11"

Carpeted flooring, central heating radiator, patio doors opening to the rear and open access through to the dining room.

Dining Room 8'7" x 8'7"

Versatile space with a window to the rear elevation.

Landing

Central landing with a fitted cupboard and leading access into;

Bedroom One 10'5" x 15'0"

Carpeted flooring, central heating radiator, en suite and windows to the front.

En Suite 4'0" x 7'5"

Three piece suite including a hand wash basin, low flush WC and a shower.

Bedroom Two 8'5" x 13'6"

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

Bedroom Three 7'5" x 10'9"

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



Bedroom Four 8'8" x 12'5"

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

Bathroom 6'7" x 6'11"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower.

Garage 8'2" x 16'7"

Accessible from the front elevation with an internal door giving access to the hallway.

Outside

Low maintenance frontage with a picket fence, well kept lawn and pathway leading up to the front door. Alongside you will find a private driveway and a garage for secure off road parking. The rear garden has been beautifully landscaped with a large lawn,

bridge over a decorative pond and both decked and patio seating areas accompanied by a pergola.



Ground Floor
62 Sq.m/ 669.04 Sq.ft
Approx



First Floor
63 Sq.m/ 680.98 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	82
EU Directive 2002/91/EC		

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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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