



Asking Price £230,000 Freehold

46 WATERFIELD WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FD

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!...

Nestled in the charming Clipstone Village, Mansfield, this delightful property on Waterfield Way offers a unique blend of modern living and tranquil surroundings. The house boasts a spacious layout, perfect for families or those seeking a peaceful retreat.

The ground floor features a well-appointed kitchen that is ideal for cooking and entertaining. With ample counter space and modern appliances, it provides a wonderful environment for culinary creativity. The open-plan design flows seamlessly into the living area, enhanced by bifolding doors that invite natural light and create a harmonious connection to the outdoor space. This area is perfect for hosting gatherings or simply enjoying a quiet evening at home.

Venturing upstairs, you will find generously sized bedrooms that offer comfort and privacy. Each room is designed to be a restful haven, with large windows that allow for plenty of natural light. The upstairs layout is thoughtfully arranged, providing easy access to the family bathroom and ensuring that every member of the household has their own space to unwind.

Outside, the property is equally impressive. The garden is a delightful feature, providing a private oasis for relaxation and outdoor activities. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, the outdoor space is versatile and inviting. With well-maintained landscaping, it offers a perfect backdrop for family gatherings or quiet evenings under the stars. This property truly embodies the essence of comfortable living in a picturesque setting.

Call today to view!!





Living Room

This bright and airy living room features large bi-fold doors that open out onto the garden, flooding the space with natural light. The modern tiled floor adds a sleek touch, while the neutral walls provide a calm backdrop. The room offers ample space for comfortable seating and is perfectly designed for seamless indoor-outdoor living.

Kitchen

The kitchen benefits from a contemporary design, combining sleek matte cabinetry with wood-effect panels for warmth. Fitted with integrated appliances, including an oven and gas hob, the space is practical and stylish. A convenient dining area, makes it ideal for casual meals. The room is brightened by natural light from a

window above the sink, complemented by recessed ceiling lights.

WC

The WC features, a sleek wall-mounted toilet, and a compact rectangular basin. The dark flooring contrasts with the light walls, creating a clean, stylish finish to the space.

Bedroom

Complete with carpeted flooring and a window.

Bedroom

Complete with carpeted flooring and a window.

Bedroom

Complete with carpeted flooring and a window.



Bathroom

The bathroom is finished to a high standard with large, light-coloured tiles covering the walls and floor. It features a modern bathtub with a glass shower screen, a contemporary sink with a floating vanity unit, and a wall-mounted toilet. The design is clean and minimalist, creating a relaxing environment.

Ensuite

The ensuite shower room is decorated with light tiles and features a walk-in shower enclosed by glass, a wall-mounted basin with a floating vanity unit, and a concealed cistern toilet. This compact yet stylish space offers practical convenience with a modern finish.

Rear Garden

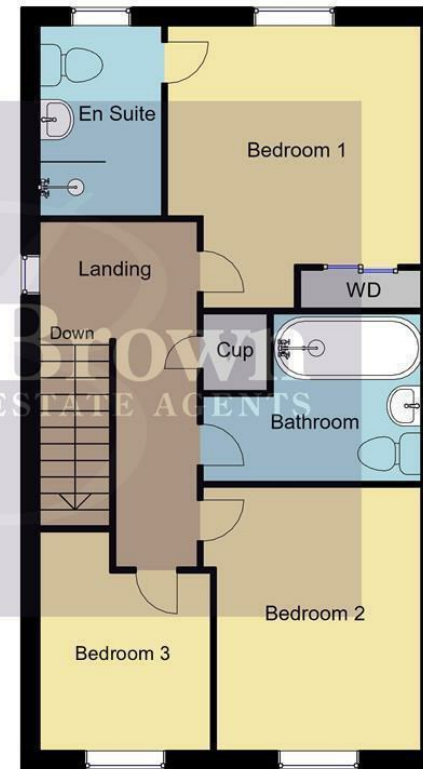
A private, fully enclosed garden with a paved patio area leading to a grass lawn. The garden is bordered by wooden fencing, providing privacy, and has a neat, low-maintenance design that is ideal for outdoor relaxation or entertaining.



Ground Floor
48sq.m / 511.66sq.ft
Approx.



First Floor
47sq.m / 503.71sq.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.
CC Ltd ©2018

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		94
(81-91) B	83	
(69-80) C		
(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

46 WATERFIELD WAY
CLIPSTONE VILLAGE
MANSFIELD
NG21 9FD



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



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.