



Guide Price £375,000 Freehold

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

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE £375,000-£400,000****
YOUR DREAM FAMILY HOME!...

Welcome to this exceptional five-bedroom, three-storey detached home in Clipstone, offering a perfect blend of modern living, versatile space, and stylish design. This property is ideal for families seeking comfort, practicality, and impressive living areas, all within easy reach of local amenities.

Step inside the impressive entrance hall, setting the tone for the home's elegance. The open-plan kitchen and dining room is perfect for cooking and family life, featuring a breakfast bar and plenty of space for meal preparation and dining. Flowing seamlessly from here, the cosy living room offers a media wall with a feature fireplace as a welcoming focal point, and double doors that connect directly to the rear garden, creating a bright, inviting space ideal for relaxing, entertaining, or spending time with family. A dedicated cinema room provides the ultimate spot for movie nights, while a convenient ground-floor WC completes the accommodation.

Upstairs, the first floor hosts three bedrooms. The master suite is a true retreat, featuring a walk-in wardrobe and en-suite bathroom. The second bedroom also benefits from an en-suite, while the modern main bathroom serves the remaining bedroom. The second floor offers two further well-proportioned bedrooms and an additional bathroom, providing flexibility for family, guests, or a home office.

Externally, the property boasts a driveway at the front, providing ample off-street parking. The rear garden has been thoughtfully designed for relaxation and entertainment, featuring a patio seating area, steps leading down to a secondary patio and artificial lawn, and access to two versatile outbuildings. One outbuilding is a hot tub room with skylight, while the other is a gym room, both of which can easily be adapted to suit your needs.

This exceptional home combines character, modern comfort, and practicality, offering the perfect family lifestyle in Clipstone.





Entrance Hall 12'2" x 14'5"

The property opens into a welcoming entrance hall, beautifully finished with marble tiled flooring that adds both elegance and durability. Carpeted stairs rise to the first floor, while a built-in under-stair cupboard provides practical storage for everyday essentials. Surrounding doors lead seamlessly into the main reception rooms, setting the tone for the home's well-planned layout.

Kitchen/ Dining Room 18'10" x 19'10"

The heart of the home is the impressive open-plan kitchen and dining room, designed to combine style and functionality. The kitchen is finished with elegant marble tiled flooring, matching cabinetry, and ample worktop surfaces, providing plenty of space for cooking and preparation. It features an inset sink and drainer, integrated eye-level ovens, electric hob, and a wine cooler, while a breakfast bar offers additional practicality and a casual dining option. Surrounding windows to the rear elevation fill the space with natural light, creating a bright and inviting atmosphere. The dining area provides ample room for furnishings, making it the perfect setting for family meals or entertaining guests, with the added convenience of a side door providing easy garden access.

Lounge 10'5" x 20'4"

The lounge offers a stylish yet comfortable space to unwind, finished with elegant marble tiled flooring for a modern touch. A striking media wall with a fitted feature fireplace creates a stunning focal point, adding both warmth and character. Natural light flows through the front-facing window, while double doors open directly onto the rear garden, seamlessly blending indoor and outdoor living and providing the perfect spot for relaxation or entertaining.

Cinema Room 8'0" x 8'7"

The cinema room provides the perfect setting for family film nights or relaxing with friends. Finished with sleek marble tiled flooring, the space feels modern and stylish, while a striking media wall adds both practicality and a contemporary focal point. Designed for comfort and entertainment, this room offers a versatile retreat within the home.

WC

The WC is finished with tiled flooring and walls, offering a clean and modern look. It comprises a low flush WC and a hand wash basin, creating a practical and stylish space for everyday use.

Landing

Surrounding doors provide access into;

Bedroom One 10'11" x 13'0"

The master bedroom offers a spacious and inviting retreat, complete with soft carpeted flooring and windows to the front elevation that fill the room with natural light. A walk-in wardrobe provides excellent storage, while a private en-suite adds comfort and convenience.

En-suite 6'8" x 7'1"

The en-suite is beautifully presented with stunning tiled flooring and walls, creating a sleek and modern finish. It features a stylish three-piece suite, including a walk-in shower, low flush WC, and hand wash basin. A window to the rear elevation provides natural light and ventilation, adding to the room's fresh and contemporary feel.

Bedroom Two 8'4" x 13'1"

This well-presented bedroom enjoys carpeted flooring for comfort and a window to the front elevation that fills the space with natural light. Adding to its appeal, the room also benefits from its own en-suite, offering both convenience and privacy.

En-suite 6'9" x 7'10"

This stylish en-suite features fully tiled floors and walls, creating a sleek and easy-to-maintain space. It is fitted with a modern three-piece suite, including a shower, low flush WC, and hand wash basin, offering both convenience and comfort.

Bedroom Five 6'7" x 8'2"

This bedroom features carpeted flooring and a window to the front elevation, providing a bright and comfortable space suitable for relaxing, sleeping, or furnishing to your own taste.



Bathroom 6'10" x 7'3"

This stylish bathroom is fitted with a modern three-piece suite, including a bath, low-flush WC, and hand wash basin. Floor and wall tiles add a sleek, contemporary finish, while a built-in TV screen near the bath provides a touch of luxury for relaxing and unwinding.

Landing

With access into;

Bedroom Three 11'3" x 18'2"

This comfortable bedroom features carpeted flooring and a window to the front elevation, creating a bright and inviting space ideal for rest and relaxation.

Bedroom Four 11'7" x 18'2"

This comfortable bedroom features carpeted flooring and a window to the front elevation, creating a bright and inviting space ideal for rest and relaxation.

Bathroom 6'0" x 6'4"

This modern bathroom features a walk-in shower, low-flush WC, and hand wash basin, complemented by a window to the rear elevation, providing natural light and a fresh, airy feel.

Outside

Externally, the property boasts a driveway at the front, offering ample off-street parking for residents and guests. The rear garden has been thoughtfully designed for both relaxation and entertainment, featuring a patio seating area, steps leading down to a secondary patio and artificial lawn, and access to two versatile outbuildings.

Hot Tub 9'9" x 10'7"

This versatile hot tub room is designed for relaxation and enjoyment, featuring a skylight that fills the space with natural light. The room provides a private and tranquil setting, perfect for unwinding and creating a spa-like experience at home.

Gym

This versatile room, currently set up as a gym, can easily be adapted to suit your needs. Perfect as a home office, hobby space, playroom, or fitness area, it offers a flexible environment to accommodate a variety of uses.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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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