



Offers Over £315,000 Freehold

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

BuckleyBrown
ESTATE AGENTS

STYLE IN ABUNDANCE!..We are thrilled to present this stunning property, which has been meticulously maintained to a high standard throughout. Situated in the heart of Clipstone Village, this home offers the perfect blend of convenience, being close to local amenities and beautiful green spaces ideal for leisurely walks. Let's take a closer look inside...

As you step into the welcoming and spacious entrance hallway, the generous proportions of this home immediately become apparent. To the right, you'll find the elegant living room, which features a charming bay window that allows natural light to pour into the space, creating a bright and airy atmosphere.

Next, we arrive at the heart of the home – the stylish dining kitchen. With bi-fold doors that open to the garden, this area seamlessly blends indoor and outdoor living. The kitchen boasts classic shaker-style cabinetry and beautiful granite worktops, making it the perfect space for both cooking and entertaining family and friends. Adjacent to the kitchen is a practical utility room, along with a convenient downstairs WC and an under-stairs storage cupboard, offering plenty of space for your everyday needs.

Upstairs, you'll find four generously sized bedrooms. The master suite is a true retreat, complete with its own en-suite bathroom and fitted wardrobes. There's also a well-appointed family bathroom, featuring a bath with an overhead shower – the perfect spot for unwinding after a long day. The landing also provides additional storage for your convenience.

Outside, the property features a beautifully landscaped rear garden with a dedicated patio seating area, perfect for outdoor entertaining, as well as a well-maintained lawn. To the side, a driveway offers ample off-street parking and leads to the garage, which is fitted with cabinetry and boasts an electric up-and-over door.

This property is a true gem, offering both style and practicality in abundance. [Arrange your viewing now!](#)





Entrance Hall

A welcoming hallway housing the stairs to first floor accommodation, radiator and giving access to;

Living Room 16'9" x 10'9"

Having carpet flooring, bay window to front elevation and radiator.

Kitchen Diner 18'6" x 10'9"

A beautiful shaker style modern kitchen with a range of matching wall and base units with granite work surface over, inset one and a half bowl sink with mixer tap over, gas hob with extractor hood over, integrated double oven, dishwasher and fridge freezer. Laminate flooring, understairs storage cupboard, spot lighting, and bi-fold doors leading to the rear garden.

Utility Room

Having matching wall and base shaker style cabinetry with granite work surface over space and plumbing for washing machine, laminate flooring and door leading to the driveway.

WC 5'3" x 5'2"

Having a low flush wc, semi pedestal sink, full tiled walls and radiator.

First Floor Landing

Having carpet flooring, loft hatch, storage cupboard for convenience and giving access to;

Bedroom One 12'2" x 10'11"

Having window to front elevation, fitted wardrobes, carpet flooring, radiator and access to its own en-suite facilities.



En-Suite

Complete with a three piece suite comprising of low flush wc, floating sink, walk in shower cubicle, full tiled wall, heated towel rail and window to side elevation.

Bedroom Two 9'6" x 11'3"

Having window to rear elevation, fitted wardrobes, carpet flooring and radiator.

Bedroom Three 9'1" x 7'5"

Having window to front elevation, carpet flooring and radiator.

Bedroom Four 7'2" x 9'7"

Having window to rear elevation, carpet flooring and radiator.

Outside

To the front of the property of the property there are gravelled borders with shrubbery, and a path leading to the door. To the side there is a driveway providing off street parking and access to the garage. The garage has an electric up and over door and is fitted with cabinetry for storage. The the rear there is a lovely landscaped garden having a patio seating area and well maintained lawn.





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		93
(81-91) B	84	
(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		

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