



£270,000 Freehold

10 EDMONTON ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AJ

BuckleyBrown
ESTATE AGENTS

A WONDERFUL OPPORTUNITY IN THE HEART OF CLIPSTONE...We're delighted to present this fantastic detached bungalow, offering plenty of space, potential, and a lovely setting within the charming village of Clipstone. Conveniently located close to local amenities, transport links, and the beautiful Vicar Water Country Park and Sherwood Pines, this property is ready to be transformed into your perfect forever home.

Step inside and you're welcomed into a bright and spacious living room, featuring three large windows that flood the space with natural light and a feature fireplace that adds warmth and character. The kitchen offers ample space and connects seamlessly to the dining room, creating the perfect setup for a modern open-plan kitchen diner. From here, you can access the conservatory — an ideal spot to relax while enjoying peaceful views over the attractive rear garden.

The bungalow offers three well-proportioned bedrooms, two of which include fitted wardrobes. Each room provides plenty of flexibility for your own personal touch. The bathroom is fitted with a three-piece suite, including a bath with shower over.

Outside, the property sits on a generous plot. The front provides a driveway offering off-street parking and access to the garage, while the rear boasts a fantastic garden mainly laid to lawn — perfect for outdoor entertaining or simply relaxing.

Although some modernisation is required, this property presents a wonderful blank canvas for anyone seeking a home they can truly make their own.

Don't miss out — contact us today to arrange your viewing!





Hall

Giving access to;

Living Room 13'1" x 15'1"

A lovely bright and airy room with window to front elevation and two windows to side elevation. The room has carpet flooring, radiator and a feature fireplace.

Kitchen 11'11" x 10'8"

Fitted with cabinetry and work surface over, inset sink and drainer, there is space and plumbing for a washing machine and space for oven. The room benefits from having a storage cupboard, a window to rear elevation, radiator and a door leading into the conservatory and sliding door into the dining room.

Dining Room 9'4" x 10'8"

Having patio doors leading into the conservatory, carpet flooring and ample space for furnishings.

Conservatory 12'11" x 8'3"

Having windows to all aspects, double doors leading out to the garden and carpet flooring.

Bedroom One 12'1" x 12'0"

Having window to front elevation, fitted wardrobes, carpet flooring and central heating radiator.

Bedroom Two 12'1" x 11'1"

Window to side elevation, fitted wardrobes, carpet flooring and central heating radiator.



Bedroom Three 7'3" x 10'8"

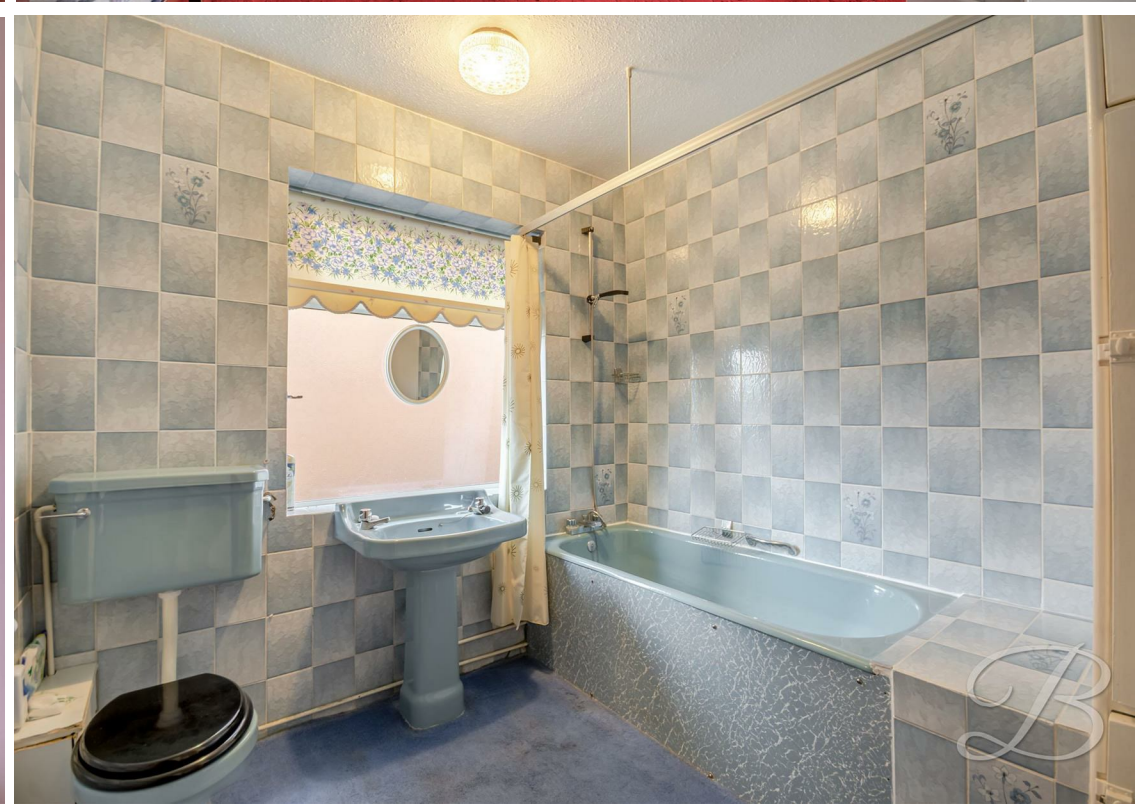
Window to rear elevation, carpet flooring and central heating radiator.

Bathroom 8'11" x 7'9"

Complete with a three piece suite comprising of low flush WC, pedestal hand wash basin and panelled back with shower over.

Outside

This property sits upon a fantastic plot, to the front there is a drive way providing off street parking and access to the garage. To the rear there is a lovely sized garden which is mostly laid to lawn and has plentiful space to make your own and enjoy the summer months.





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. Specially 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 | | |
| EU Directive 2002/91/EC | | |

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