



£210,000 Freehold

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

**BuckleyBrown**  
ESTATE AGENTS



LOVE WHERE YOU LIVE!... Located in the charming Clipstone Village, First Oak Drive offers a delightful blend of tranquillity and convenience. This picturesque location is surrounded by lush greenery and is just a stone's throw away from local amenities, schools, and parks, making it an ideal setting for families and professionals alike. The village boasts a warm community spirit, ensuring that you will feel right at home in this inviting neighbourhood.

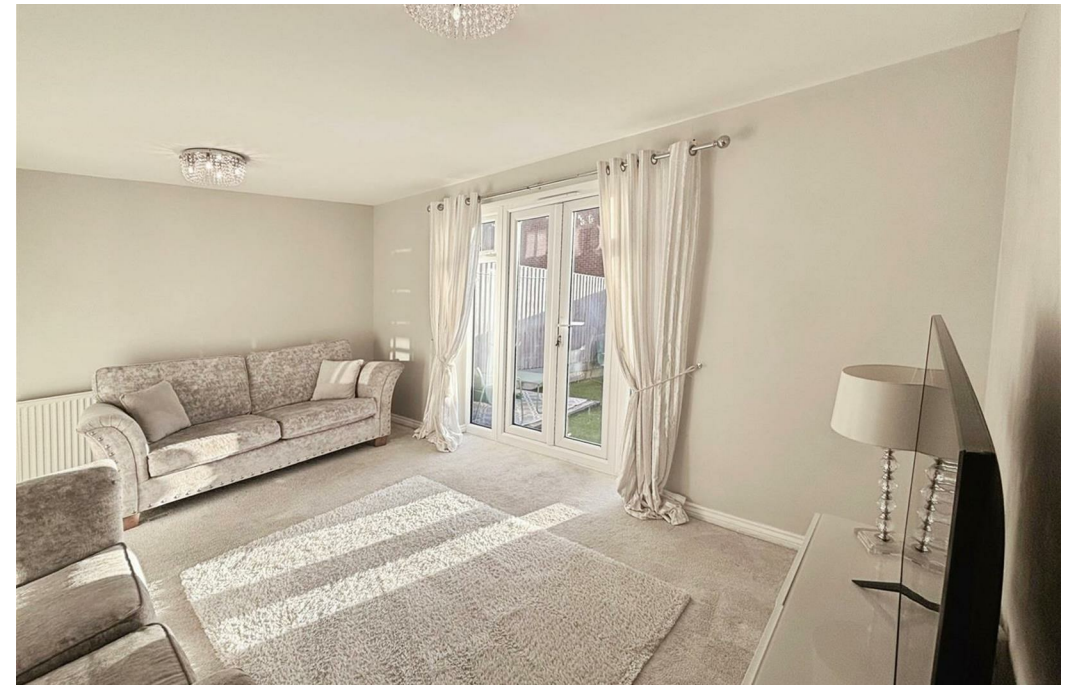
Upon entering this well-appointed terraced house, you are greeted by a spacious and welcoming ground floor. The living area is bathed in natural light, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests. The adjoining kitchen is both functional and stylish, featuring modern appliances and ample storage space, making it a joy to prepare meals. A convenient dining area also provides a perfect space for family gatherings or casual dining. Completing the ground floor is a handy WC.

Venturing upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The master bedroom is particularly spacious, allowing for a comfortable double bed and additional furnishings. The remaining bedrooms are versatile, ideal for children, guests, or even a home office. A well-appointed family bathroom serves this floor, featuring contemporary fixtures and a soothing ambience.

Outside, the property boasts a charming garden that provides a private oasis for outdoor enjoyment. The space is perfect for summer barbecues, gardening, or simply unwinding with a good book. Additionally, there is a private driveway for off-street parking to the front, enhancing the practicality of this lovely home.

Call now to arrange your viewing!





#### Kitchen/Dining Room 15'3" x 11'3"

Modern kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Ample space for your desired furnishings.

#### WC

Fitted with a low flush WC and a hand wash basin.

#### Living Room 15'5" x 10'6"

Carpeted flooring, central heating radiator, windows and patio doors to the rear elevation.

#### Landing

With leading access into;

#### Bedroom One 15'3" x 8'0"

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

#### Bedroom Two 8'7" x 10'7"

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

#### Bedroom Three 6'4" x 10'6"

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

#### Bathroom 5'6" x 6'7"

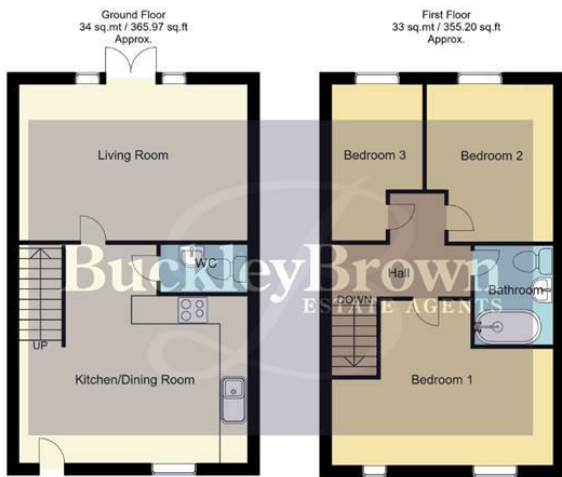
Three piece suite comprising of a hand wash basin, low flush WC and a bath.

#### Outside

Low maintenance frontage with a private driveway whilst the rear garden offers an artificial lawn, gravelled area and fence surround.



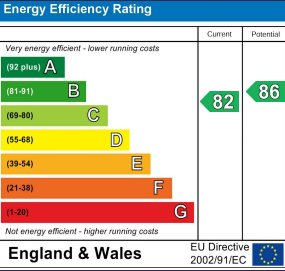




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.





36 FIRST OAK DRIVE  
CLIPSTONE VILLAGE  
MANSFIELD  
NG21 9FT



## 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](http://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.

**BuckleyBrown**  
ESTATE AGENTS