

# HoldenCopley

PREPARE TO BE MOVED

Claymoor Close, Mansfield, Nottinghamshire NG18 5RS

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Guide Price £300,000 - £325,000

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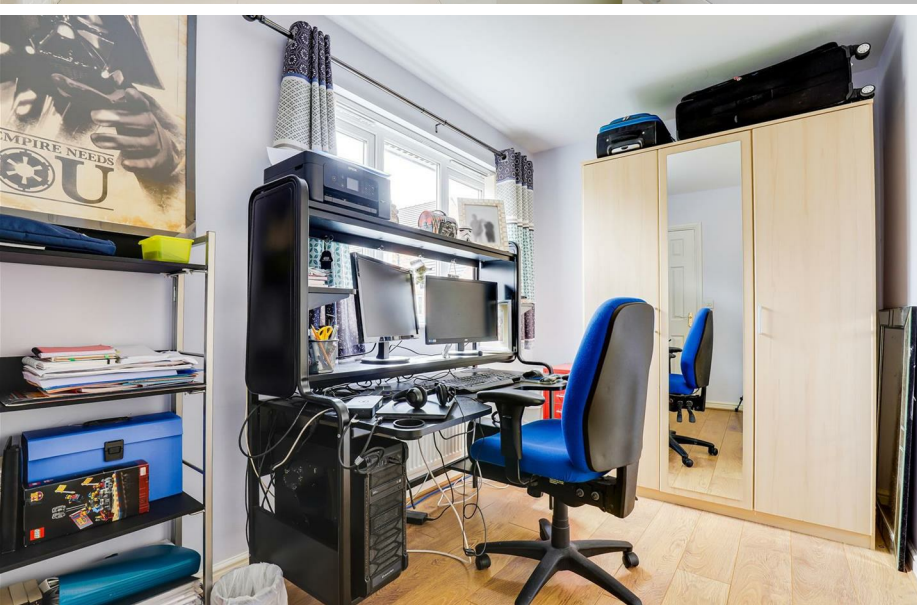
DETACHED HOUSE...

Nestled in a coveted locale near Kings Mill Reservoir, Kings Mill Hospital, and Mansfield Community Hospital, this detached house located in a Cul-De-Sac presents an exceptional opportunity for a growing family seeking both convenience and comfort. Boasting an entrance hall, the residence welcomes you into a spacious living room, perfect for relaxation and gatherings. Adjacent, an office space offers versatility for remote work or study. The heart of the home resides in the well-appointed fitted kitchen, complete with a dining area and French doors opening to the rear garden, seamlessly merging indoor and outdoor living. A convenient downstairs W/C adds to the practicality of the layout. Ascending the stairs to the first floor reveals an arrangement of four bedrooms, the main bedroom of which features en-suite facilities, and two further bedrooms have access to a Jack & Jill en-suite ensuring privacy and convenience for family members or guests. A four-piece bathroom suite completes the upper level. Outside, the property exudes curb appeal with a lawn and driveway leading to the garage, providing ample storage space. Gated access to the rear of the property reveals a low-maintenance enclosed garden, perfect for al fresco dining and entertaining, featuring a patio area, artificial lawn, and a shed for additional storage needs. Enhanced by its proximity to local amenities, and excellent transport links via the A38.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Living Room & Office
- Fitted Kitchen & Dining Area
- Three Bathroom Suites & A Ground Floor W/C
- Garage & Driveway
- Close To Local Amenities
- Excellent Transport Links
- Well-Presented Throughout
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

22'5" x 9'10" (6.85m x 3.01m)

The entrance hall has wood-effect flooring, carpeted stairs, an in-built cupboard, a vertical radiator, access to the garage, a full-height window to the front elevation, and a composite door providing access into the accommodation.

### W/C

4'10" x 3'10" (1.48m x 1.19m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and tiled flooring.

### Living Room

11'7" x 18'2" (3.54m x 5.56m)

The living room has a UPVC double glazed square window to the front elevation, coving to the ceiling, a TV point, and wood-effect flooring.

### Office

11'1" x 9'10" (3.39m x 3.02m)

The office has wood-effect flooring, coving to the ceiling, and double French doors opening out to the rear garden.

### Kitchen

14'7" x 7'11" (4.45m x 2.42m)

The kitchen has a range of base and wall units with worktops, a stainless steel sink and half with a swan neck mixer tap and drainer, an integrated double oven, gas ring hob, extractor fan, space for a fridge freezer, space and plumbing for a washing machine, recessed spotlights, a UPVC double glazed window to the rear elevation, a single door providing access to the rear garden, tiled splashback, tiled flooring, and open access into the dining room.

### Dining Room

8'8" x 7'4" (2.66m x 2.25m)

The dining room has tiled flooring, a radiator, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

7'3" x 9'7" (2.23m x 2.94m)

The landing has carpeted flooring, a radiator, an in-built cupboard, access into the boarded loft with lighting via a drop down ladder, and provides access to the first floor accommodation.

### Master Bedroom

15'2" x 11'10" (4.63m x 3.63m)

The main bedroom has a UPVC double glazed square window to the front elevation, a radiator, fitted wardrobes, carpeted flooring, and access into the en-suite.

### En-Suite

5'7" x 8'5" (1.71m x 2.57m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted shower fixture, an extractor fan, a heated towel rail, recessed spotlights, partially tiled walls and vinyl flooring.

### Bedroom Two

11'4" x 8'6" (3.47m x 2.61m)

The second bedroom has two UPVC double glazed windows to the rear elevation, a radiator, fitted wardrobes, and carpeted flooring.

### Bedroom Three

11'5" x 6'11" (3.50m x 2.12m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, wood-effect flooring, and access into the second en-suite.

### En-Suite Two

3'9" x 4'1" (1.16m x 1.26m)

The second en-suite has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, and extractor fan, a singular recessed spotlight, partially tiled walls, and tiled flooring.

### Bedroom Four

9'5" x 10'4" (2.88m x 3.17m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, fitted wardrobes, a radiator, carpeted flooring, and access into the second en-suite.

## Bathroom

6'2" x 8'2" (1.89m x 2.50m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a handheld shower fixture, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, an extractor fan, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

## OUTSIDE

### Front

To the front of the property is a lawn, a driveway with access to the garage with an up-and-over door and ample storage, and gated access to the rear of the property.

### Rear

To the rear of the property is a low-maintenance enclosed rear garden with a patio area, courtesy lighting, a shed, an artificial lawn, a fence boundary, and gated access.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - 1000 Mbps

Phone Signal – Good coverage of Voice, 3G & 4G - Some coverage of 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses –No

Non-Standard Construction – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Mansfield District Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

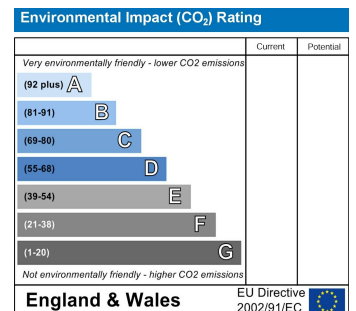
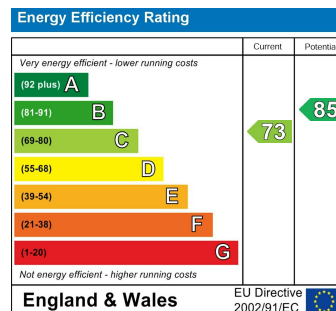
Property Tenure is Freehold

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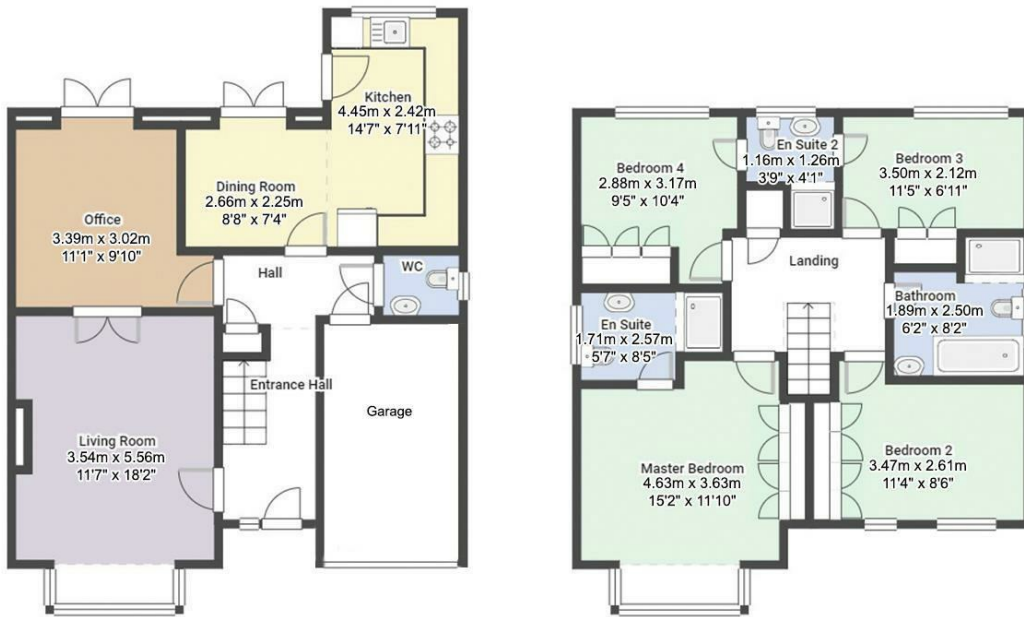
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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