

# HoldenCopley

PREPARE TO BE MOVED

First Oak Drive, Clipstone Village, Nottinghamshire NG21 9FT

---

**Guide Price £280,000**

First Oak Drive, Clipstone Village, Nottinghamshire NG21 9FT



GUIDE PRICE: £280,000 - £300,000

THE PERFECT FAMILY HOME...

Welcome to an exceptional five-bedroom detached family home, ideally situated within the highly sought-after new build estate in Clipstone Village. This residence offers the perfect blend of modern living and convenience, with a plethora of shops, schools, amenities, and scenic countryside walks just a short distance away. Boasting an ideal setting for a growing family, this property is a spacious and versatile haven ready for immediate occupancy. The ground floor unfolds to reveal a spacious, modern living room, a stunning kitchen/diner, which is an inviting space for family gatherings and entertaining. The kitchen, adorned with contemporary grey high-gloss wall and base units, features a range of integrated appliances and opens up to the beautiful rear garden through double French doors, creating an ideal setting for summer moments. The ground floor also hosts a convenient downstairs W/C and a separate utility room. Ascend to the first floor, where four double bedrooms await. The generously sized master bedroom comes complete with its own en-suite, while an additional single bedroom, currently utilised as a dressing room, adds to the home's adaptability, complete with a three-piece family bathroom suite. The rear garden reflects the same quality as the interior, featuring a well-maintained lawn area bordered by wood sleepers. The patio area provides an excellent space for outdoor lounging and dining during bright and warm summers, with the added convenience of power sockets, and lighting. The garden also includes a charming children's playhouse. Completing the property is a front driveway with space for two cars and access to the integral garage, offering both practicality and style to this impressive family home.

MUST BE VIEWED





- Substantial Detached House
- Five Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Utility & W/C
- Integral Garage
- Bathroom & En-Suite
- Landscaped Gardens
- Driveway For Two Cars
- Quiet Residential Location





## GROUND FLOOR

### Entrance Hall

16'7" x 6'3" (5.06m x 1.93m)

The entrance hall has laminate flooring, carpeted stairs, a radiator, and a single composite door providing access into the accommodation.

### Living Room

15'2" x 10'7" (4.63m x 3.24m)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and a TV point.

### Kitchen/Diner

9'10" x 21'2" (3.00m x 6.46m)

The kitchen has a range of fitted high-gloss base and wall units with a wrap-around worktop and breakfast bar, a stainless steel sink and a half with a mixer tap and drainer, an integrated oven with a gas hob, glass splashback and extractor fan, an integrated fridge freezer, an integrated dishwasher, laminate flooring, an open plan dining area, a radiator, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

### Utility Room

6'5" x 5'4" (1.98m x 1.65m)

The utility room has high-gloss base and wall units with a worktop, an integrated washing machine, laminate flooring, a radiator, and a single composite door to access the garden.

### W/C

2'11" x 5'4" (0.91m x 1.64m)

This space has a low level dual flush W/C, a wash basin, tiled splashback, cushioned vinyl flooring, a radiator, a wall-mounted consumer unit, and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

9'8" x 8'8" (2.95m x 2.66m)

The landing has carpeted flooring, access to the loft, and provides access to the first floor accommodation.

### Master Bedroom

10'7" x 13'5" (3.23m x 4.09m)

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

### En-Suite

4'5" x 7'5" (1.37m x 2.28m)

The en-suite has a low level dual flush W/C, a wash basin, a walk-in double shower enclosure, a radiator, cushioned vinyl flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

### Bedroom Two

11'3" x 10'7" (3.43m x 3.23m)

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and an in-built cupboard.

### Bedroom Three

10'2" x 9'2" (3.12m x 2.81m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bedroom Four

10'0" x 11'10" (3.06m x 3.61m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bedroom Five

7'1" x 7'0" (2.17m x 2.14m)

The fifth bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

## Bathroom

5'6" x 8'8" (1.68m x 2.66m)

The bathroom has a low level dual flush W/C, a wash basin, a panelled bath, a radiator, cushioned vinyl flooring, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a driveway for two cars, a lawned area, courtesy lighting, access into the garage, and access to the side and rear garden.

### Rear

To the rear of the property is a private enclosed landscaped garden with a patio area, courtesy lighting, a lawn, a children's timber-built playhouse, a range of plants, sleepers, external power sockets, fence panelled boundaries, and gated access.

## DISCLAIMER

Council Tax Band Rating - Newark and Sherwood 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.

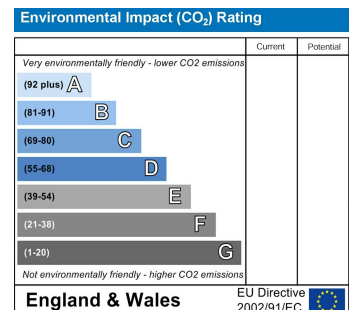
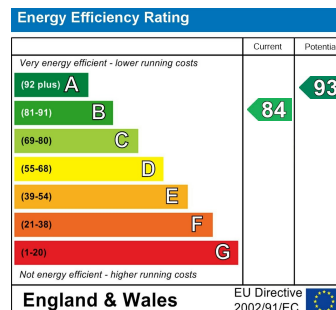
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

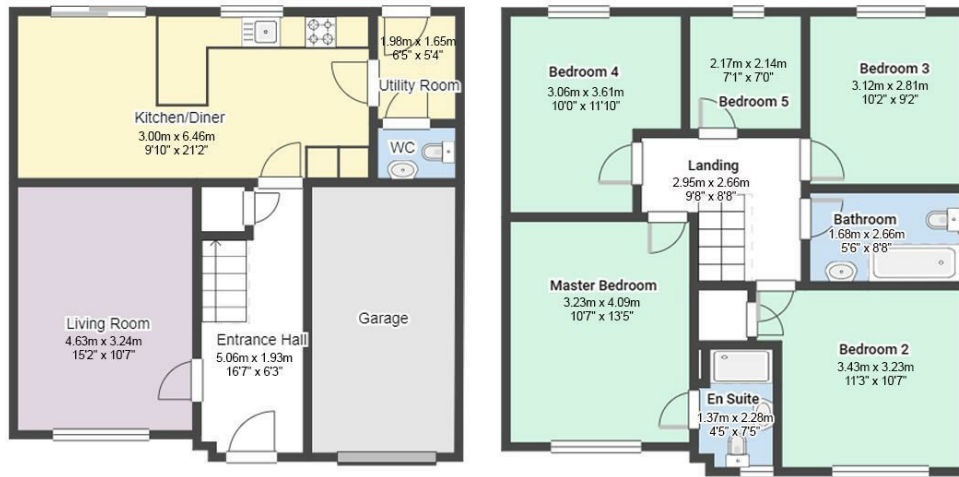
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# First Oak Drive, Clipstone Village, Nottinghamshire NG21 9FT

**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

## 01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

[hucknaloffice@holdencopley.co.uk](mailto:hucknaloffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.