



24 Clipstone Road West, Forest Town, NG19 0AA

Guide Price **£275,000**

DavidJames
the estate agent



24 Clipstone Road West

Forest Town, Mansfield

Council Tax band: C

Tenure: Freehold

- Detached dormer house which has been refurbished to a high standard between 2022 - 2024
- Two double bedrooms and an open plan landing/home office space
- L-shaped entrance hall with laminate flooring, utility room/ground floor Wc
- Good sized lounge/dining room with laminate flooring and feature log burner (installed 2024) to the lounge area
- Stylish dining kitchen with seating area and French doors to the rear garden
- Kitchen (fitted in 2024) with handleless units, under-cupboard lighting and integrated double oven/microwave, hob, extractor, fridge/freezer and dishwasher
- Fully tiled first floor shower room/Wc (installed 2024) with walk-in shower area and mains-fed shower
- Gas central heating system, (installed 2022), fully re-wired in 2024, UPVC double glazing (installed 2019) and composite entrance door (installed 2024)
- Concrete and gravelled double width driveway provide off road parking, garage
- Enclosed rear garden with patio area









Approximate total area⁽¹⁾

120.9 m²

1300 ft²

Reduced headroom

2.3 m²

25 ft²



(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com