

24 Clipstone Road West, Forest Town, NG19 0AA Guide Price £275,000







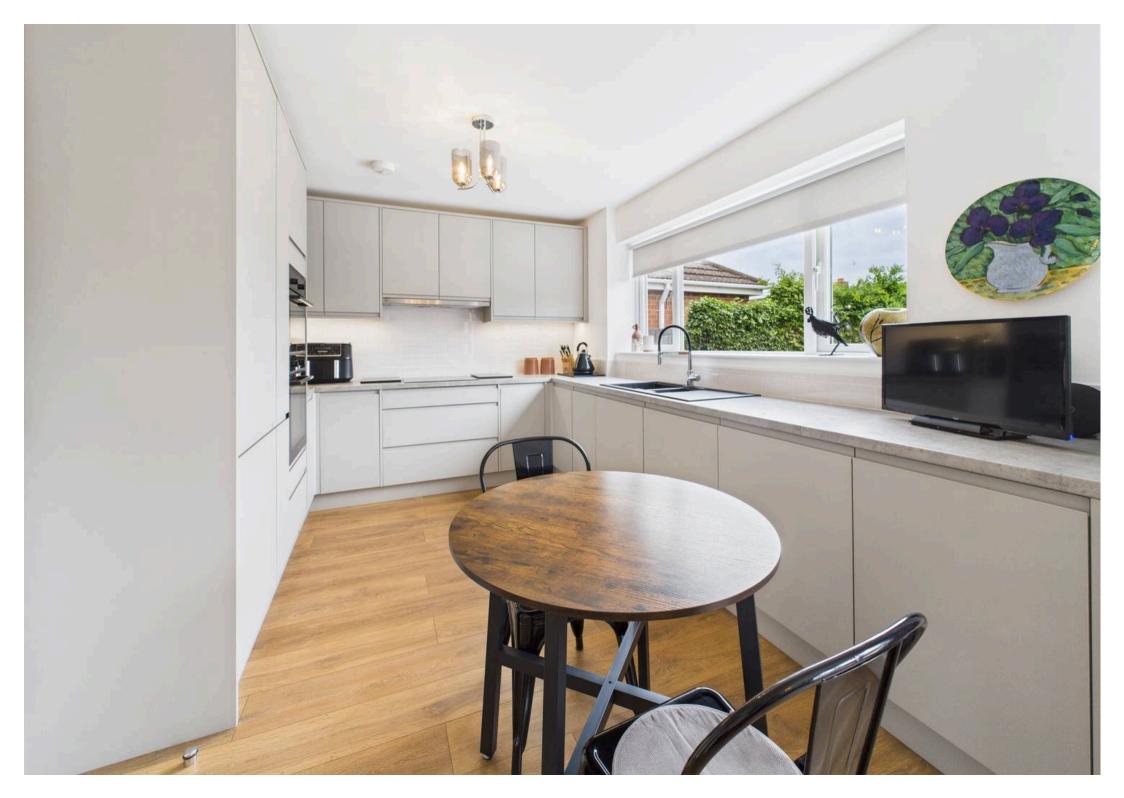


24 Clipstone Road West

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



Floor 1

(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.

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