



Goldcrest Lane  
Clipstone Village Mansfield

burchell  
edwards



## Property Description

SPACIOUS FOUR BEDROOM PROPERTY!! Sitting in the sought after location of Clipstone Village this beautiful and well-presented four bedroom family home has everything and more. The property is within a few minutes' walk to local amenities including a Co-Op but even better has a beautiful walk to the Dog & Duck pub, just outside of Sherwood Pines. A viewing is recommended to appreciate the beauty of this property but briefly comprises of; welcoming entrance hall, downstairs W.C, lounge, spacious kitchen diner, conservatory, FOUR bedrooms, of which the main bedroom has an en-suite bathroom and family bathroom. To the front of the property, you will find a low maintenance garden, an integral garage, driveway and gated side access. The rear garden then offers a secure and private outdoor space with seated patio and grassed area that are easy to maintain. Please call Burchell Edwards today to arrange a viewing!

## Entrance Hall

Composite door to the front elevation, laminate flooring, radiator and entrance to integral garage.

## Lounge

14' 2" x 10' 4" ( 4.32m x 3.15m )  
UPVC double glazed window to the front elevation, carpet flooring, electric fire and radiator.

## Kitchen Diner

8' 8" plus door recess x 24' ( 2.64m plus door recess x 7.32m )  
Fitted with matching wall and base units, work surfaces over that incorporates a one and a half stainless steel sink and drainer with mixer tap, integrated electric oven, gas hob with cooker-hood over, stainless steel splashback, plumbing for washing machine & dishwasher, space for fridge freezer, laminate flooring, understairs storage, UPVC double glazed window to the rear elevation and French doors leading to;

## Conservatory

With glass roof and UPVC double glazed windows, laminate flooring, radiator and French doors leading to the rear garden.

## Downstairs W.C

Fitted with W.C wash hand basin, vinyl flooring and radiator.

## Landing

UPVC double glazed window to the side elevation, loft access, storage cupboard and carpet flooring.

## Bedroom One

11' 5" x 13' 2" ( 3.48m x 4.01m )  
Two UPVC double glazed windows to the front elevation, carpet flooring and radiator.

## En-Suite

Fitted with shower cubicle with mains shower and tiled splashbacks, W.C, wash hand basin, vinyl flooring, radiator and UPVC double glazed opaque window to the side elevation.

## Bedroom Two

13' 10" x 10' 5" ( 4.22m x 3.17m )  
UPVC double window to the front elevation, carpet flooring and radiator.

## Bedroom Three

8' 10" x 9' ( 2.69m x 2.74m )  
UPVC double glazed window to the rear elevation, carpet flooring and radiator.

## Bedroom Four

9' 5" x 7' 6" ( 2.87m x 2.29m )  
UPVC double glazed window to the rear elevation, carpet flooring and radiator.

## Bathroom

Fitted with panelled bath, pedestal wash hand basin, W.C, vinyl flooring, partly tiled splashbacks, radiator, extractor fan and

UPVC double glazed opaque window to the rear elevation.

### Front

The property is set back from the road with driveway parking, laid to lawn area, access to the integral garage and gated side access leading to the rear garden.

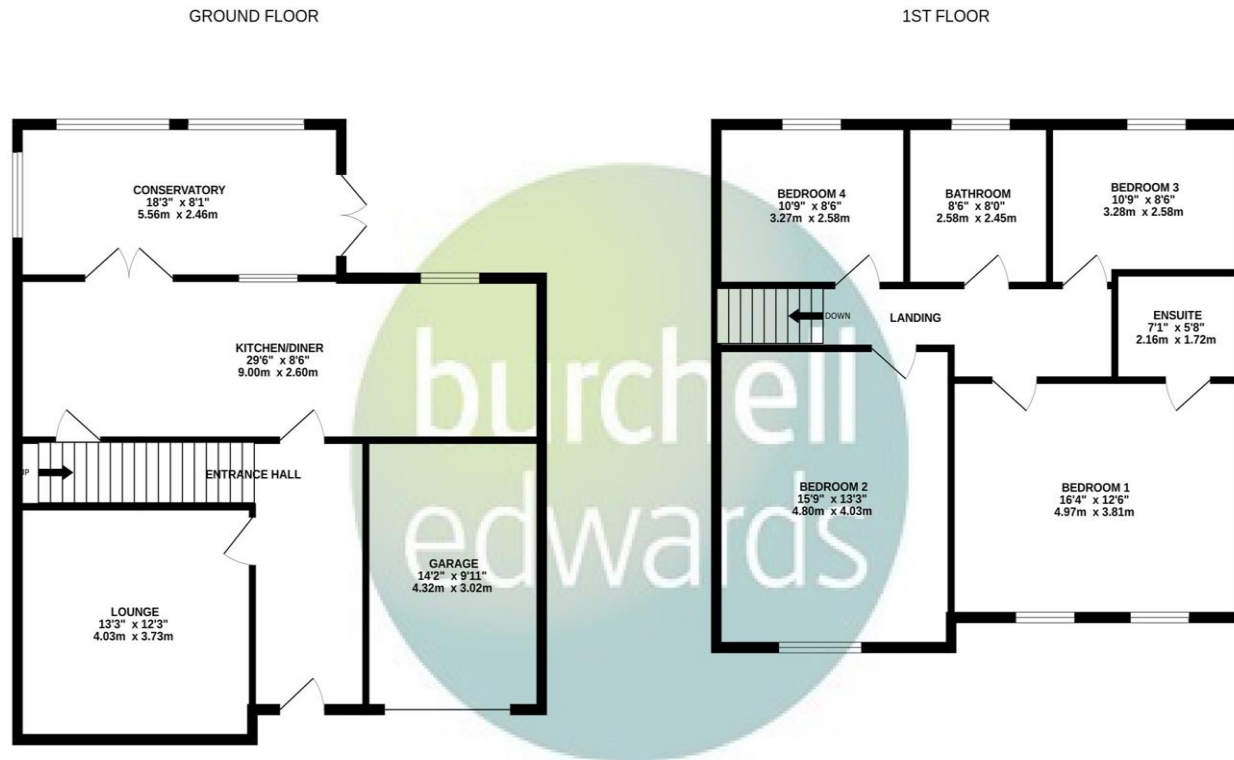
### Rear

To the rear is an enclosed garden that is mainly laid to lawn, seated patio area and a secure fenced boundary with gated side access.









FOR ILLUSTRATIVE PURPOSES ONLY  
Made with Metropix ©2023

To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E Mansfield@burchelledwards.co.uk**

12 Albert Street  
MANSFIELD NG18 1EB

**EPC Rating: B**

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/MFD208052](http://burchelledwards.co.uk/Property/MFD208052)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MFD208052 - 0009