



Blackthorn Gardens  
Clipstone Village Mansfield





# Blackthorn Gardens Clipstone Village Mansfield NG21 9HQ

for sale  
**£240,000**



## Property Description

Blackthorn Gardens, Clipstone Village

Situated in the heart of the charming Clipstone Village, this well-presented four-bedroom, three storey, semi-detached home offers modern living in a peaceful setting.

The ground floor features a spacious lounge, a contemporary kitchen/diner perfect for entertaining, and a convenient WC. Upstairs, the first-floor hosts three bedrooms, a family bathroom, with the versatile fourth bedroom currently used as a dressing room with fitted wardrobes. The second floor includes the master bedroom with en-suite offering spacious luxurious living.

Externally, the property benefits from a neatly maintained front garden with a lawn, a driveway leading to a garage, and a slabbed path to the front door bordered by a hedgerow. The rear garden is designed for low maintenance, featuring a lawn and a patio seating area ideal for outdoor relaxation.

With its modern interior, village location, and well-kept outdoor spaces, this home is perfect for families or professionals seeking a blend of comfort and convenience.

## Entrance Hall

Entry via UPVC double-glazed door, wall mounted radiator finished with carpet flooring.

## Cloakroom/Wc

Located on the ground floor the cloakroom consists of ceramic toilet and sink, wall mounted radiator, double glazed window to front, spotlights and vinyl floor to finish.

## Lounge

16' 7" x 10' 2" ( 5.05m x 3.10m )

The lounge comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

## Kitchen

9' 7" x 15' 3" ( 2.92m x 4.65m )

The kitchen includes matching wall and base mounted units, sink and drainer, double-glazed window to front, wall mounted radiator, integrated fridge-freezer, gas hob, electric oven with cooker hood, dishwasher, washing machine, spotlights, and vinyl floor to finish.



## First Floor

### Bedroom Two

.9' 7" into recess x 12' into recess ( 2.92m into recess x 3.66m into recess )

Bedroom two includes double-glazed window to front, wall mounted radiator, and carpeted floor to finish.

### Bedroom Three

13' 5" x 9' 7" ( 4.09m x 2.92m )

Bedroom three comprises of double-glazed window to front, wall mounted radiator, and carpeted floor to finish.

### Bedroom Four

10' 3" x 5' 10" into wardrobe ( 3.12m x 1.78m into wardrobe )

Currently used as a dressing room bedroom four includes double-glazed window to rear, wall mounted radiator, fitted wardrobes and carpeted floor to finish.

### Bathroom

The bathroom is finished with a ceramic toilet/sink, bath with shower over bath, double glazed window to front, wall mounted radiator, tiled splashback, spotlights, and vinyl floor to finish.

## Second Floor

### Bedroom One

13' x 22' 3" into recess ( 3.96m x 6.78m into recess )

The master bedroom comprising of double-glazed windows to front and rear, two wall mounted radiator, access to en-suite with carpeted floor to finish.

### En-Suite

En-suite situated off the master bedroom includes walk-in shower, wash-hand basin and toilet, wall mounted towel radiator, double glazed window to rear, spotlights, and vinyl flooring to finish.

### Loft

Fully boarded loft with ladder hatch and lighting, accessed from bedroom one.



### Garage

Garage with electrics and door to rear.

### External

Externally, the property benefits from a neatly maintained front garden with a lawn, a driveway leading to a garage, and a slabbed path to the front door bordered by a hedgerow.

The rear garden is designed for low maintenance, featuring a lawn and a patio seating area with fence surround, and rear access to the garage.



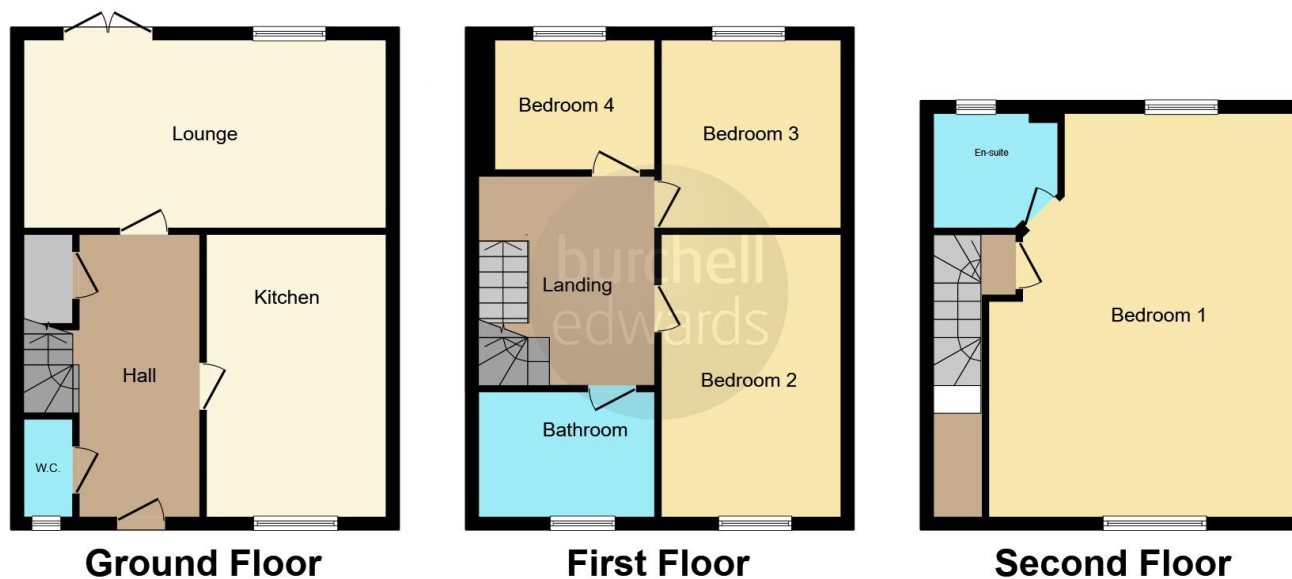












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**EPC Rating: B**

**Council Tax Band C**

**Tenure: Freehold**

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