



Sorrell Square
Clipstone Village Mansfield

Sorrell Square Clipstone Village Mansfield NG21 9GX

for sale offers over
£320,000



Property Description

High spec four bed, Detached Family Home in Clipstone Village

Burchell Edwards is delighted to present this exceptional four bedroom detached home, situated on the highly sought-after Sorrell Square. Finished to an impeccable standard throughout, this spacious property is the ideal forever home for a growing family.

Nestled in a prime location, Sorrell Square offers the perfect balance of convenience and countryside charm. With excellent local amenities, schools, and shops nearby, plus easy access to scenic countryside trails and Sherwood Pines, this home provides the best of both worlds.

A viewing is recommended but this property briefly comprises of; driveway parking and access to the garage. Upon entry, you are welcomed into a spacious hallway, which connects to a convenient downstairs W.C, separate lounge, and an impressive open-plan kitchen living area, perfect for family living and entertaining.

Upstairs, the first floor boasts four well-proportioned bedrooms, two double and two singles. Two of the bedrooms benefit from fitted wardrobes, while the stylish family bathroom features a sleek three-piece suite. The family bathroom and en-suite is enhanced with upgraded features and shaving points for added comfort and convenience.

To the rear of the property, you'll find a beautifully landscaped, low-maintenance garden that is not overlooked, complete with a porcelain stone slabbed patio and lawned area as well as benefiting from being South facing.

Ground Floor

Entrance Hall

With composite door to the front elevation, Amtico flooring, shoe mat, radiator and open plan to;

Kitchen Living

12' 10" at opening to hall x 18' 6" (3.91m at opening to hall x 5.64m)

Fitted with matching, shaker style wall and base units with Quartz work surfaces over with sink drainage, inset one and a half stainless steel sink with mixer tap, integrated appliances including; fridge freezer, gas hob with glass splashback, electric oven with grill, combi microwave, warming drawer, dishwasher, storage cupboard, two radiator, Amtico flooring and UPVC double glazed bi-folding doors to the rear.

Utility Room

6' 1" x 5' 3" plus door recess (1.85m x 1.60m plus door recess)

Fitted with wall and base units with Quartz tops over, Amtico flooring and door to the side elevation.

Lounge

17' into bay x 10' 10" (5.18m into bay x 3.30m)

UPVC double glazed bay window to the front elevation, carpet flooring and radiator.

W.C

Fitted with W.C, wall hung wash hand basin with mixer tap, wall hung cupboard, Amtico flooring, partly tiled splashbacks and radiator.

Landing

With loft access, storage cupboard and carpet flooring

Bedroom One

16' 1" into recess x 10' 10" into recess (4.90m into recess x 3.30m into recess)

UPVC double glazed window to the front elevation, fitted wardrobes, carpet flooring and radiator.

En-Suite

Fitted with walk in shower with rainfall shower and digital temperature control, W.C, wall hung counter top wash hand basin vanity unit with mixer tap, vinyl tile flooring, partly tiled splashbacks, inset storage cabinet, towel radiator and UPVC double glazed opaque window to the side elevation.

Bedroom Two

9' 6" max x 11' 2" into recess (2.90m max x 3.40m into recess)

UPVC double glazed window to the rear elevation, fitted wardrobes, carpet flooring and radiator.

Bedroom Three

9' 2" x 7' 5" (2.79m x 2.26m)

UPVC double glazed window to the front elevation, carpet flooring and radiator.

Bedroom Four

9' 7" x 7' 1" (2.92m x 2.16m)

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bathroom

Fitted with bath with mixer tap and rainfall shower over and hose, W.C, countertop wall hung wash hand basin vanity unit with mixer tap, vinyl tiled flooring, partly tiled splashbacks, shaver points and UPVC double glazed opaque window to the side elevation.

Front Elevation

Set back from the road with slated frontage and shrubs with tarmac driveway leading to the single detached garage.

Rear Elevation

Offering a secure and enclosed garden that has been landscaped with porcelain patio, laid to lawn area, fenced boundary and gated side access.

Garage

20' 2" at door opening x 10' 7" (6.15m at door opening x 3.23m)

Electric up and over door, electric, lighting, work bench and wall cabinets.









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 Council Tax
 Band: D

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD209186 - 0001