



Forest Road  
Clipstone Village Mansfield



# Forest Road Clipstone Village Mansfield NG21 9DX

for sale  
**£170,000**



## Property Description

Nestled in the heart of Clipstone Village on the ever-popular Forest Road, this spacious three-bedroom end-terrace home offers the perfect blend of comfort, practicality, and entertaining potential.

Upon entering, you're welcomed into a generous lounge that flows seamlessly into a well-appointed kitchen/dining room—ideal for family meals and social gatherings. A versatile utility room doubles as a bar area, adding a touch of fun to everyday living, while a convenient downstairs WC and a bright conservatory complete the ground floor layout.

Upstairs, the property boasts three well-proportioned bedrooms and a modern family bathroom, providing ample space for growing families or those seeking a home office setup.

Outside, the raised concrete driveway at the front offers off-road parking for two vehicles. To the rear, the garden is a true highlight—designed with entertaining in mind. It unfolds over two distinct sections: the first features a stylish slatted decking area that wraps around the conservatory, complete with air conditioning and heating for year-round comfort, all enclosed by secure fencing. The second section is mainly laid to lawn, offering a tranquil retreat with three handy sheds, and further fencing for privacy.

With generous living space, excellent outdoor features, and private parking, this property is a standout opportunity for buyers seeking a vibrant yet peaceful village lifestyle.

## Lounge

14' 1" into recess x 12' 4" into recess ( 4.29m into recess x 3.76m into recess )

The lounge comprises of double-glazed window to front, wall mounted radiator, and carpet flooring to finish.

## Kitchen / Diner

17' 10" x 10' 6" ( 5.44m x 3.20m )

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window and French doors to the rear elevation, wall mounted radiator, gas hob, cooker hood with integrated electric oven, tiled splashback, and vinyl floor to finish.

## Cloakroom / Wc

Located on the ground floor under the stairs the cloakroom consists of ceramic toilet and sink, tiled splashback, double glazed window to side, and vinyl floor to finish.

## Utility

12' 8" x 18' 7" ( 3.86m x 5.66m )

Utility room located to the rear of the property and currently used as a bar area that leads on to the conservatory comprises of double-glazed window to rear, tap, bar, with rubber flooring to finish. This build is none-standard construction.

## Conservatory

14' 1" x 20' 11" ( 4.29m x 6.38m )

Entry from the utility and nonstandard construction, the conservatory offers UPVC doors to side and front, double glazed windows to side and rear, and decking floor to finish.

## First Floor Landing

First floor landing with double-glazed window to side, and carpet flooring to finish.

## Bedroom One

11' 10" into recess x 12' 4" into recess ( 3.61m into recess x 3.76m into recess )  
The master bedroom comprising of double-glazed windows to front, wall mounted radiator, fitted wardrobes and carpeted floor to finish.

## Bedroom Two

10' 8" into recess x 9' 2" into recess ( 3.25m into recess x 2.79m into recess )  
Bedroom two includes double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

## Bedroom Three

4' 3" x 5' 7" ( 1.30m x 1.70m )  
Bedroom three comprises of double-glazed window to side, and carpeted floor to finish.

## Bathroom

The bathroom is finished with a ceramic toilet/sink in vanity, walk-in shower, double glazed window to rear, wall mounted towel radiator, tiled splashback, spotlights, and vinyl floor to finish.

## Externals

To the front of the property, you will find a concrete path leading to the front door and a raised parking area offering parking for up to two vehicles.

The rear garden is excellent for entertaining with the rear garden being over two sections. The first a slabbed decking area wrapping around the conservatory with an air conditioning and heating system and fenced surround. The second section mainly laid to lawn with three sheds and fenced surround.















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 Awaited Band: A

Tenure: Freehold

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