



Waterfield Way
Clipstone Village MANSFIELD



Waterfield Way Clipstone Village MANSFIELD NG21 9FD

for sale guide price
£375,000



Property Description

Burchell Edwards are proud to present this stunning 5-bedroom detached family home located on Waterfield Way, Clipstone Village.

Waterfield Way has had extensive work completed throughout turning this into a beautiful modern family home that's practical and offers more that meets the eye. With ample parking to the front and a landscaped rear garden that holds a lovely array of Red Cedar outbuildings such as a pergola, a hot tub room and a gym.

Upon entry you have a welcoming entrance hallway that opens to a lounge, a downstairs W.C, a cinema room and a beautiful open plan kitchen diner with a breakfast bar and integral appliances - check room details.

To the first floor you have bedrooms One, Two and Five, along with two en-suites to the primary and secondary bedrooms, a family bathroom, and a dressing room to the primary bedroom.

Then to the second floor you have bedrooms Three and Four and a further family bathroom.

This property is wonderfully presented throughout and has underfloor heating and track lighting. There are also air con systems to some of the rooms.

To book your viewing today please call - 01623 627727.

Front Elevation

Welcoming you with a large open driveway supporting parking for up to 3 vehicles, finished with loose stone with a permeable membrane beneath and a block paved path leading to the front door.

Entrance Hallway

This beautiful entrance hallway has a composite front door that opens to tiled flooring that flows throughout the ground floor, finished with underfloor heating and having understairs storage.

Lounge

20' 3" Plus door recess x 10' 9" (6.17m Plus door recess x 3.28m)

Fully equip with an air con system, track lighting and a gorgeous media wall with a featured electric fire, a DG UPVC window to the front elevation and French doors to the rear. The lounge is a generous space and is finished with tiled flooring and underfloor heating.

W.C

Finished with tiled flooring and tiled walls, the W.C holds a ceramic toilet and ceramic sink and has a DG opaque window to the front elevation.

Cinema Room

7' 9" x 8' 5" (2.36m x 2.57m)

This additional reception room is currently used as a cinema room and compliments the ground floor. Fitted with soundproofing, a self-closing door and tiled flooring with underfloor heating.

Kitchen Diner

.19' 11" Max & Into recess x 18' 10" Max & Into recess (6.07m Max & Into recess x 5.74m Max & Into recess)

Consisting of tiled flooring and underfloor heating, a large DG bay window to the rear and a UPVC door to the side for rear garden access. And finished with matching wall and base units, marble worktops and an inset sink with a drainer. Within the units you have an integral dishwasher, washing machine and a dryer, 2 x Electric integral ovens and 2 x Warming trays, an integral microwave, integral coffee machine, an induction hob with a cooker hood above and ample worktop space. Complete with a lovely breakfast bar and further storage.



Bedroom 1

13' x 11' (3.96m x 3.35m)

The primary bedroom is spacious and warming, finished with carpeted flooring, a DG UPVC window to the front elevation, an air con system and a wall mounted radiator. To complete this space is its own dressing room with fitted wardrobes and the en-suite.

En-Suite Bedroom 1

The en-suite to bedroom 1 is complete with a 3-piece suite, a walk-in shower that runs from the mains, a ceramic sink and a ceramic toilet. Finished with tiled flooring and tiled walls to splash back, underfloor heating, track lighting and a DG UPVC opaque window to the rear elevation.

Bedroom 2

13' 2" x 8' 5" (4.01m x 2.57m)

Bedroom 2 is another generous double, finished with carpeted flooring, a DG UPVC window to the front and a wall mounted radiator.

En-Suite Bedroom 2

This second en-suite has tiled flooring and walls to splashback, underfloor heating, track lighting, a ceramic toilet and sink then a walk-in shower that runs from the mains.

Bedroom 3

18' 2" Into bay of window x 11' 3" Max (5.54m Into bay of window x 3.43m Max)

Bedroom 3 is a generous double, having carpeted flooring, a DG UPVC window to the front elevation and a wall mounted radiator.

Bedroom 4

18' 2" Into bay of window x 11' 8" Max (5.54m Into bay of window x 3.56m Max)

Bedroom 4, almost a mirror image of 3 and another generous double, has carpeted flooring, a DG UPVC window to the front elevation and a wall mounted radiator.

Bedroom 5

8' 2" x 6' 7" (2.49m x 2.01m)

Bedroom 5 has carpeted flooring, a DG UPVC window to the front and a wall mounted radiator.

Family Bathroom 1st Floor

The main family bathroom is located on the first floor and has a wonderful finish. Complete with tiled flooring and walls, a ceramic toilet and a ceramic sink, underfloor heating, a walk-in shower, and a separate bath with a fitted TV on the wall.

Family Bathroom 2nd Floor

The second family bathroom is on the 2nd floor and consists of a ceramic toilet and ceramic sink, a DG UPVC opaque window to the rear, tiled flooring and walls, underfloor heating, track lighting and a walk-in shower that runs from the mains.

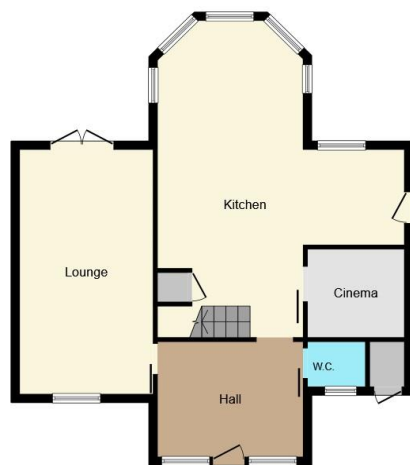
Rear Garden

The rear garden has been landscaped to create a low maintenance and well oriented entertaining space, complete with a porcelain slabbed patio, an artificial lawned section and a red cedar pergola seating area. Perfect for those late summer evenings. Additionally, there is also a red cedar built hot tub room and a gym attached complete with a skylight and electrics.





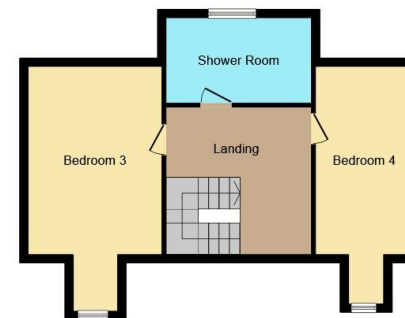




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

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 MANSFIELD NG18 1EB

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Council Tax
 Band: E

Tenure: Freehold

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Property Ref: MFD209367 - 0001