



53 Portland Way, Clipstone Village, Mansfield,
Nottinghamshire, NG21 9FE

Offers Over £330,000

Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family House
- 4 Bedrooms & 3 Reception Rooms
- Kitchen/Breakfast Room & Utility
- Large 4 Car Driveway
- South Facing Rear Garden
- Beautifully Appointed Throughout
- Modern En Suite & Family Bathroom
- Fantastic Cul-De-Sac Position
- Detached Double Garage
- No upward Chain

We are delighted to present to the market this impressive, modern, four bedroom, three reception room detached family house in a tucked away position set back from the main Portland Way cul-de-sac on the southern edge of this established new homes development.

The property was built in 2010 and benefits from a south facing rear garden, ample off road parking and a detached double garage. The property is presented in immaculate condition throughout and benefits from gas central heating, UPVC double glazing, an alarm system, modern and neutral decor and flooring and coving throughout. The property provides spacious family living accommodation comprising an entrance hall, cloakroom/WC with contemporary two piece suite, kitchen/breakfast room, utility and three reception rooms; study, lounge and dining room. The first floor landing leads to a good sized master bedroom with a modern en suite. There are three further bedrooms and a modern family bathroom.

OUTSIDE

The property occupies a fantastic position, set well back from the main Portland Way cul-de-sac with a large driveway providing ample off road parking which leads to a detached double garage. There is a low maintenance front garden laid to gravel and a paved pathway leads to the main entrance door. A gate to the side leads to a good sized, low maintenance side garden area laid to gravel with ample room to keep and shed and bins. A second gate at the end leads through to the south facing rear garden enclosed on all sides by fencing and with a pleasant backdrop of mature trees. To the rear of the property, there is an enclosed, south facing garden laid to lawn with a paved patio and gravel borders. To the other side of the house, there is a gravel path with double power point at the end.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

12'6" x 6'5" (3.81m x 1.96m)

Upon entry to the property you get an immediate indication of the quality of this impressive modern home. There is laminate floor, radiator, coving to ceiling, stairs to the first floor landing and an understairs storage cupboard.

DOWNSTAIRS WC

7'1" x 3'2" (2.16m x 0.97m)

Having an attractive, contemporary two piece white suite comprising a low flush WC. Wall hung vanity unit with bowl wash hand basin with chrome mixer tap mounted on a quartz style white worktop with three storage drawers beneath. Laminate floor, coving to ceiling, radiator and obscure double glazed window to the side elevation.

STUDY

7'1" x 6'7" (2.16m x 2.01m)

The first of three reception rooms, with laminate floor, radiator, coving to ceiling and double glazed window to the front elevation.

LOUNGE

17'6" into bay x 10'10" (5.33m into bay x 3.30m)

A lovely main reception room, having a modern fireplace with inset gas fire complemented by a black granite hearth. Laminate floor, radiator, coving to ceiling, double glazed bay window to the front elevation and double doors opening through to:

DINING ROOM

10'10" x 8'11" (3.30m x 2.72m)

With laminate floor, radiator, coving to ceiling and French doors leading out onto the south facing rear garden.

KITCHEN/BREAKFAST ROOM

13'10" x 9'0" (4.22m x 2.74m)

Having a range of modern oak style cabinets with long brushed chrome handles comprising wall cupboards, base units and drawers with laminate worktops above. Inset stainless steel sink with drainer and chrome swan neck mixer tap. Integrated double oven, four ring stainless steel gas hob and stainless steel chimney extractor hood above. Integrated dishwasher and integrated fridge/freezer. Tiled splashbacks, fitted breakfast bar, six ceiling spotlights, coving to ceiling, double glazed window to the rear elevation and French doors leading out onto the south facing rear garden.

UTILITY

7'1" x 5'4" (2.16m x 1.63m)

A continuation from the kitchen with matching, modern oak style wall and base units, laminate work surfaces and a stainless steel sink with chrome swan neck mixer tap. Plumbing and space for a washing machine and space for a tumble dryer. Wall mounted Glow Worm gas central heating boiler. Radiator, coving to ceiling, four ceiling spotlights, tiled splashbacks and side entrance door.

FIRST FLOOR LANDING

With radiator, loft hatch and coving to ceiling.

MASTER BEDROOM 1

13'2" x 13'1" max into door reveal (4.01m x 3.99m max into door reveal)

A really good sized master bedroom with radiator, coving to ceiling and double glazed window to the front elevation.

EN SUITE

7'4" x 4'0" (2.24m x 1.22m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle with rainfall shower. Vanity unit with inset wash hand basin with mixer tap and

storage cupboard beneath. Low flush WC with enclosed cistern. Vertical radiator, coving to ceiling, three ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

11'9" x 11'4" (3.58m x 3.45m)

A second double bedroom, with airing cupboard housing the hot water cylinder, radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 3

10'4" max x 10'3" (3.15m max x 3.12m)

With radiator, coving to ceiling, radiator and double glazed window to the rear elevation.

BEDROOM 4

9'6" x 7'5" into wardrobes (2.90m x 2.26m into wardrobes)

Having fitted wardrobes with hanging rails and shelving and sliding fronted mirror doors. Radiator, coving to ceiling and double glazed window to the rear elevation.

FAMILY BATHROOM

6'9" x 6'2" (2.06m x 1.88m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail, four ceiling spotlights, coving to ceiling, extractor fan, part tiled walls and obscure double glazed window to the rear elevation.

DETACHED DOUBLE GARAGE

17'6" x 16'8" (5.33m x 5.08m)

Equipped with power and light. Staircase to partially boarded mezzanine floor space and twin up and over doors.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

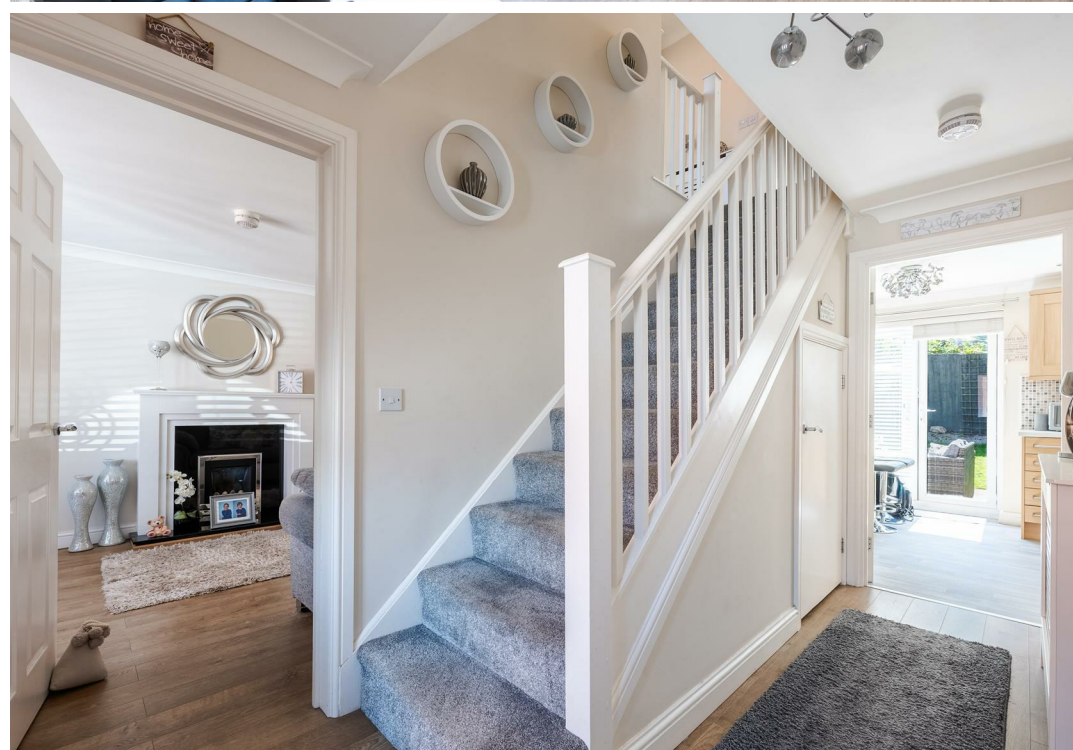
All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





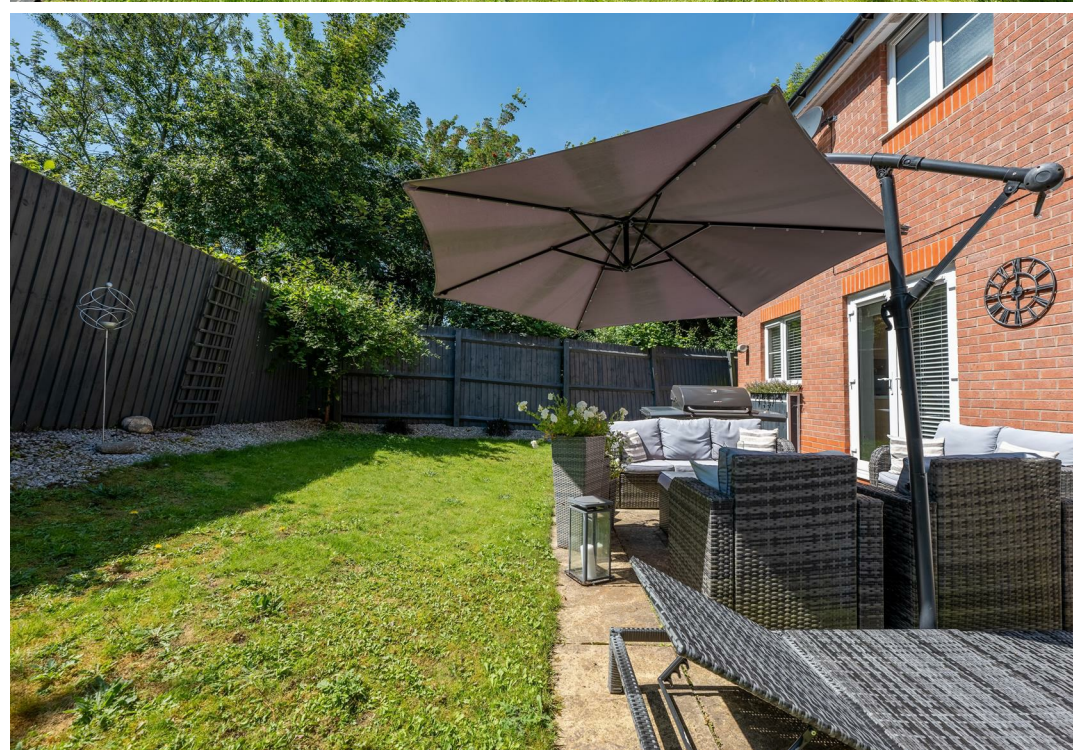






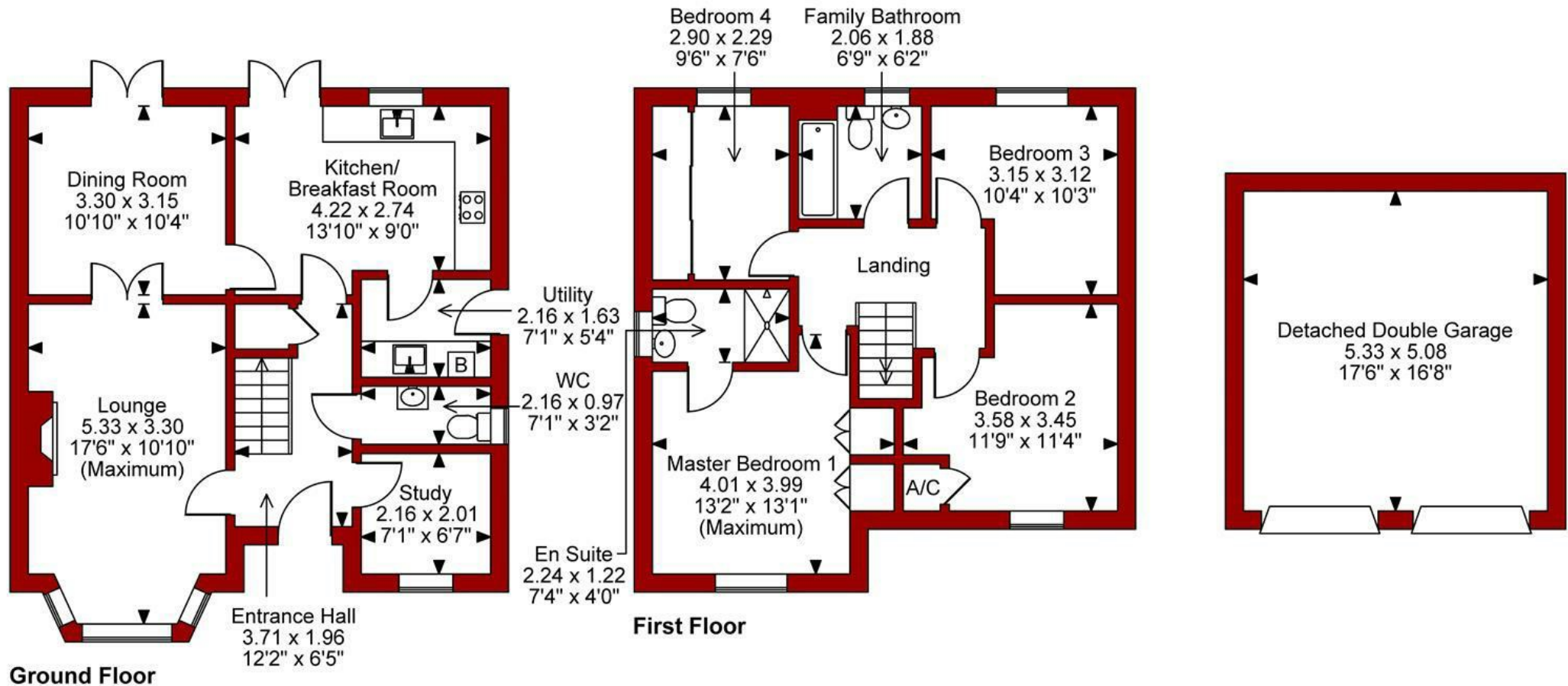








Portland Way, Clipstone Village
Approximate Gross Internal Area
Main House = 119 SQ M / 1281 SQ FT
Detached Double Garage = 27 SQ M / 291 SQ FT
Total = 146 SQ M / 1572 SQ FT



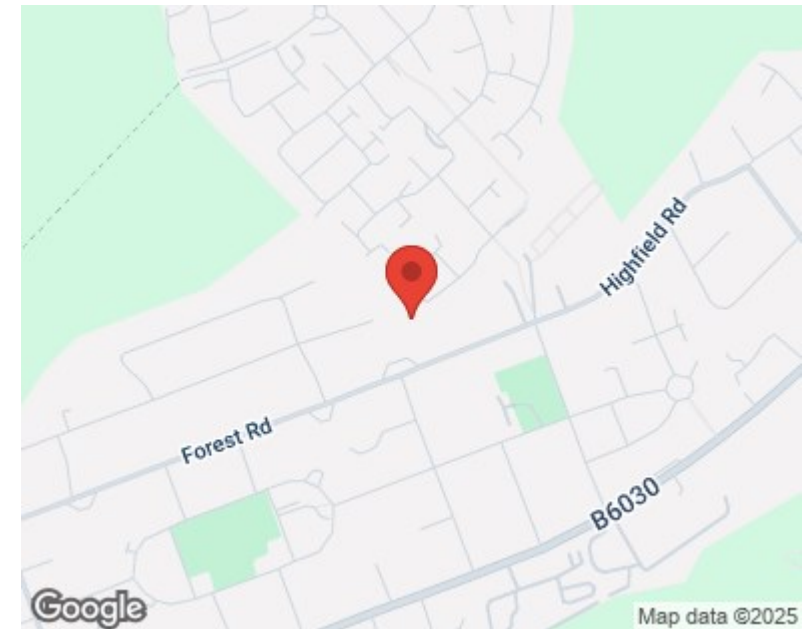
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



RICS



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Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



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