



Offers Over £200,000 Freehold

158 MANSFIELD ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AE

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ESTATE AGENTS

DON'T MISS OUT!...

Nestled in the sought-after location of Clipstone Village, this charming and well-maintained three-bedroom semi-detached property offers the perfect blend of traditional character and modern living. Surrounded by green open spaces and within easy reach of local shops, schools, and transport links, this home is ideal for growing families or first-time buyers.

Upon entry, You are welcomed into a bright and inviting living room, where a beautiful feature fireplace creates a cosy focal point, and a large bay window allows natural light to flood the space. This room offers a relaxing setting for evenings in or entertaining guests. Towards the rear of the home, you'll find a spacious open-plan kitchen and dining area, perfect for modern family life. The kitchen is well-equipped with ample worktop and cupboard space, while the dining area comfortably accommodates a family table—ideal for mealtimes and social gatherings. The open layout creates a sense of flow and flexibility, with views and access to the rear garden. Also on the ground floor is the family bathroom, fitted with a modern three-piece suite.

Upstairs, the property features three comfortable bedrooms, all neutrally decorated and offering flexibility for use as family bedrooms, guest accommodation, or home working spaces.

To the front, the property enjoys a large gated driveway, providing off-street parking for multiple vehicles, along with a garage for secure storage or parking. Established shrubbery enhances both privacy and kerb appeal. To the rear, a well-kept garden features a patio seating area, a lawn, and mature trees and shrubs, all enclosed by fencing to create a safe and private outdoor space—perfect for children, pets, or enjoying summer evenings.

Call today to arrange a viewing!!!





Entrance Hall

With carpeted flooring, central heating radiator, built in storage cupboard, stairs rising to the first floor and surrounding doors provide access into.

Living Room 13'6" x 14'2"

With carpeted flooring, feature fireplace, bay window to front elevation and a door providing access into the kitchen.

Kitchen/ Dining Room 13'6" x 14'2"

Kitchen is complete with a range of matching cabinetry and worktop surfaces. It features an inset sink and drainer and space for appliances. This room allows ample space for your dining furniture. With windows to the rear and side elevation and a door providing direct access onto the garden.

Bathroom 5'6" x 9'6"

Complete with a three piece suite including a bath with an over head shower, low flush WC and hand wash basin. With a window to the rear elevation.

Landing

Surrounding doors provide access into;

Bedroom One 17'10" x 9'2"

With carpeted flooring, central heating radiator and windows to the front elevation.

Bedroom Two 9'4" x 13'3"

With carpeted flooring, central heating radiator and windows to the front elevation.

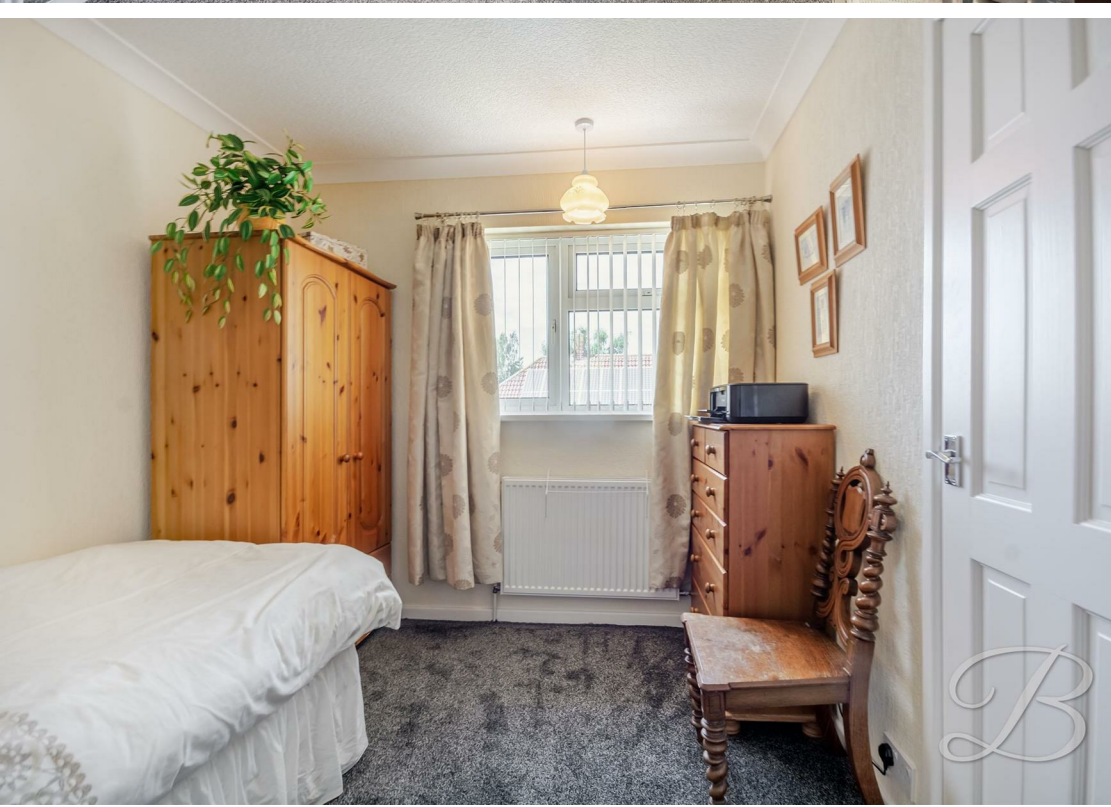


Bedroom Three 8'4" x 10'0"

With carpeted flooring, central heating radiator and windows to the front elevation.

Outside

The front of the property features a large gated driveway, a garage, and established shrubbery that enhances privacy and kerb appeal. To the rear, a patio seating area, lawn, and mature trees and shrubs create a private and inviting garden, fully enclosed by fencing for added security.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

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