



**8 Brownley Road, Clipstone Village,  
Mansfield, Nottinghamshire, NG21 9FZ**

**No Chain £242,000  
Tel: 01623 626990**

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

- Modern Semi Detached House
- Modern En Suite & Bathroom
- Spacious Lounge with French Doors
- Single Garage
- Outdoor Entertaining Area/Bar
- 4 Bedrooms
- Modern Kitchen/Diner
- Tandem Length Driveway
- Low Maintenance Gardens
- Established Modern Development

A modern four bedroom semi detached house built in 2016, situated on the edge of this highly regarded modern housing development in a popular location within easy reach of local amenities. The property is offered to the market with the benefit of no upward chain.

The property is presented in immaculate condition throughout and benefits from a modern, refitted kitchen, bathroom and en suite installed in 2023. The property provides a good sized layout of living accommodation comprising on the ground floor; entrance hall, WC, kitchen/diner with integrated appliances and a spacious lounge with French doors. The first floor landing leads to a master bedroom with an en suite. There are three further bedrooms and a family bathroom. The property benefits from gas central heating and UPVC double glazing.

## OUTSIDE

There is a low maintenance gravel front garden adjacent to a tandem length driveway which leads to a single garage. To the rear of the property, there is paved patio and artificial lawn enclosed by modern horizontal fencing on both sides. There is a large, undercover outdoor entertaining area/bar with decked floor, and a side gate gives access to the driveway and garage.

A MODERN COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

16'6" x 6'4" (5.03m x 1.93m)

With radiator, tiled floor, stairs to the first floor landing and understairs storage cupboard with power and light point and tiled floor.

## DOWNSTAIRS WC

6'1" x 3'8" (1.85m x 1.12m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with chrome mixer tap and tiled splashback. Radiator, tiled floor and extractor fan.

## KITCHEN/DINER

12'7" x 10'9" (3.84m x 3.28m)

A modern fitted kitchen installed in 2023, having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and brushed chrome swan neck mixer tap. Integrated double oven, four ring gas hob with extractor hood above. Integrated fridge, washing machine and dishwasher. Cupboard housing combi boiler. Tiled floor, radiator, ample ceiling spotlights and double glazed window to the front elevation.

## LOUNGE

17'7" x 13'7" (5.36m x 4.14m)

With walk-in storage cupboard (4'5" x 3'8") with power and light point and laminate floor. Radiator, two double glazed windows and French doors to the rear elevation.

## FIRST FLOOR LANDING

14'3" max x 7'0" (4.34m max x 2.13m)

With radiator and loft hatch with ladder attached.

## MASTER BEDROOM 1

12'5" x 10'4" (3.78m x 3.15m)

With radiator and double glazed window to the front elevation.

## EN SUITE

6'6" x 4'7" (1.98m x 1.40m)

Having a modern three piece white suite comprising a walk-in tiled shower enclosure with rainfall shower plus additional shower attachment. Pedestal wash hand basin with mixer tap and tiled splashback. Low flush WC. Chrome heated towel rail, four ceiling spotlights and extractor fan.

## BEDROOM 2

11'1" x 10'4" (3.38m x 3.15m)

With radiator and double glazed window to the front elevation.

## BEDROOM 3

10'7" max into alcove x 6'11" (3.23m max into alcove x 2.11m)

With radiator and double glazed window to the rear elevation.

## BEDROOM 4

7'3" x 6'11" (2.21m x 2.11m)

With radiator and double glazed window to the front elevation.

## OUTDOOR ENTERTAINING AREA/BAR

19'3" x 11'11" (5.87m x 3.63m)

With power, light and water supply.

## SINGLE GARAGE

17'2" x 8'6" (5.23m x 2.59m)

With power and light point and an up and over door.

## 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 07817-283-521.

## 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.

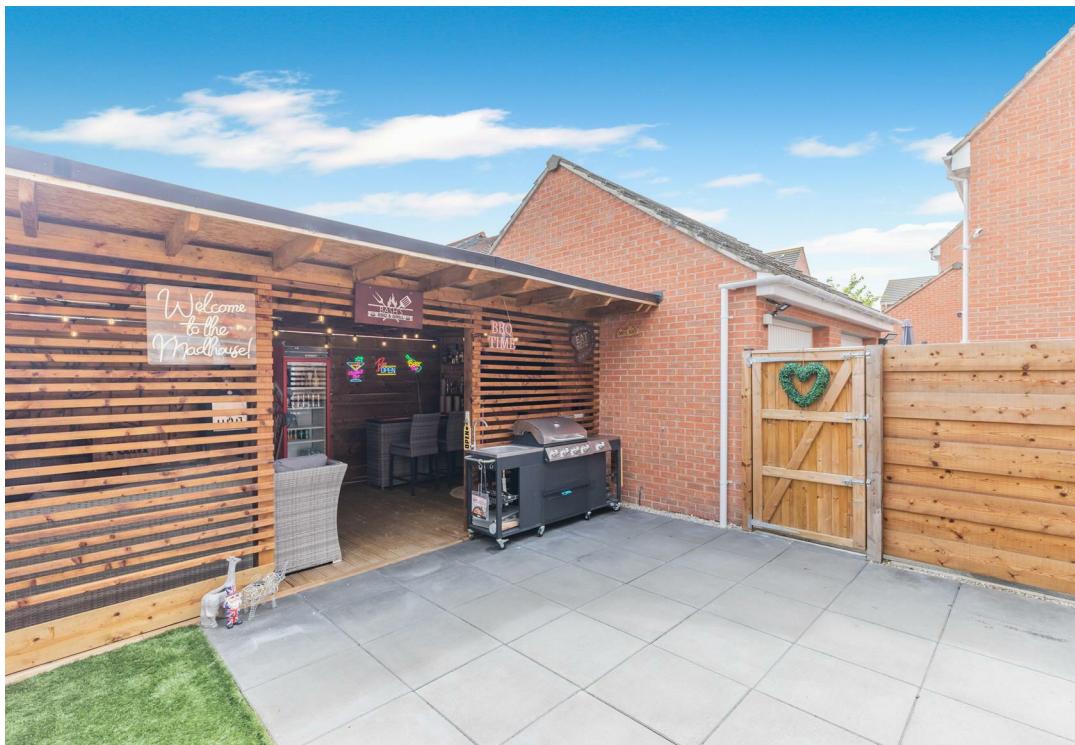


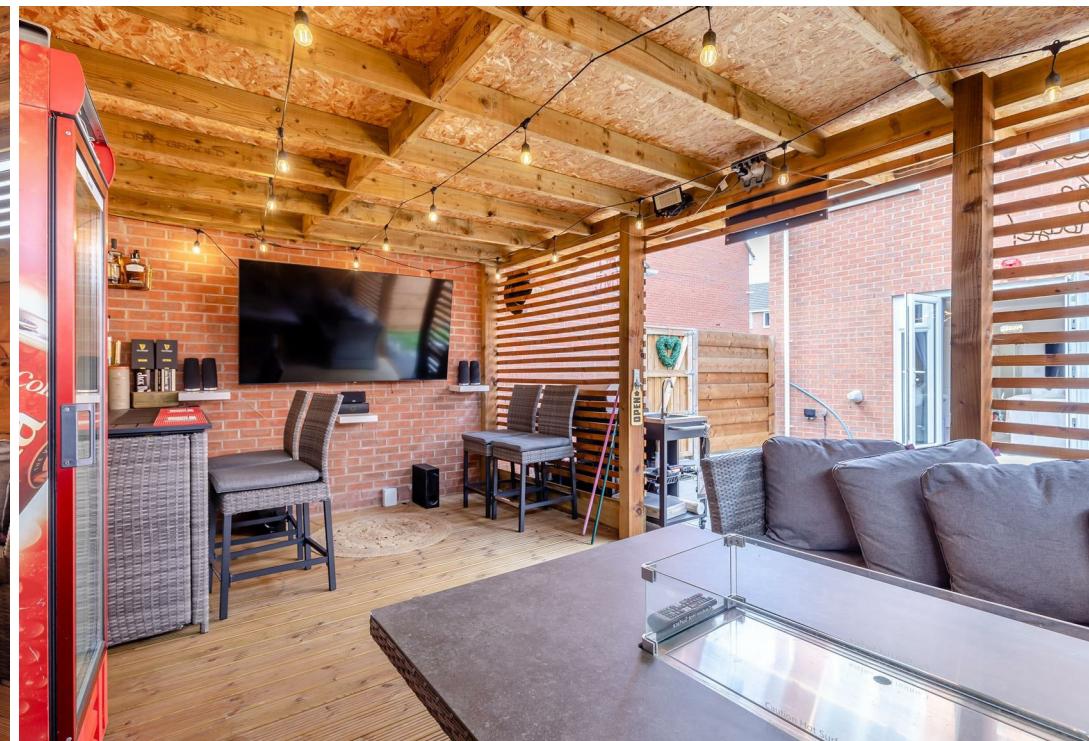
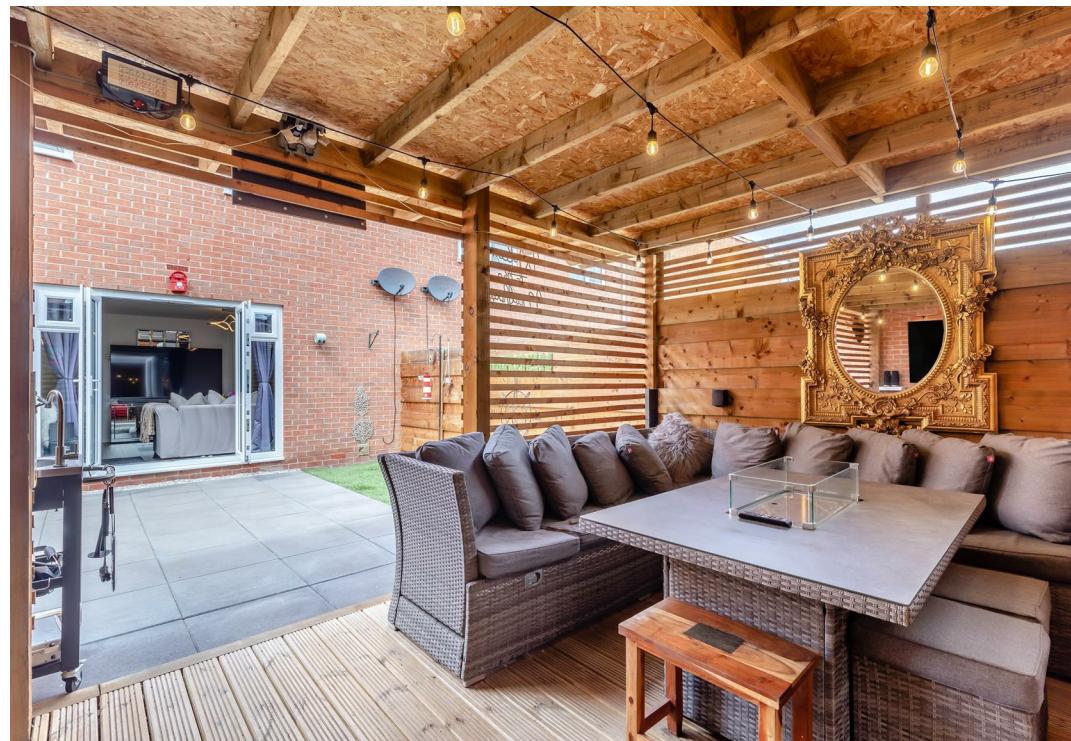




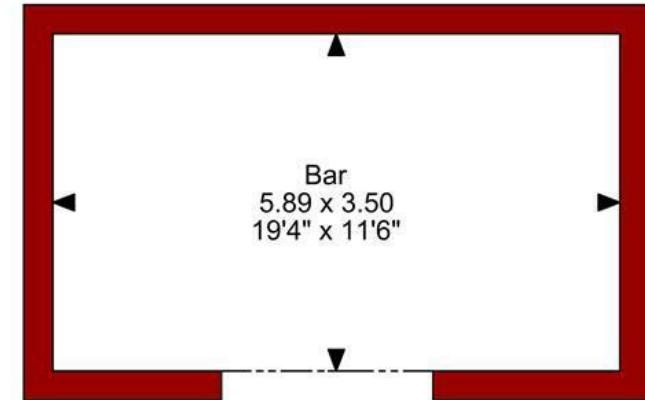
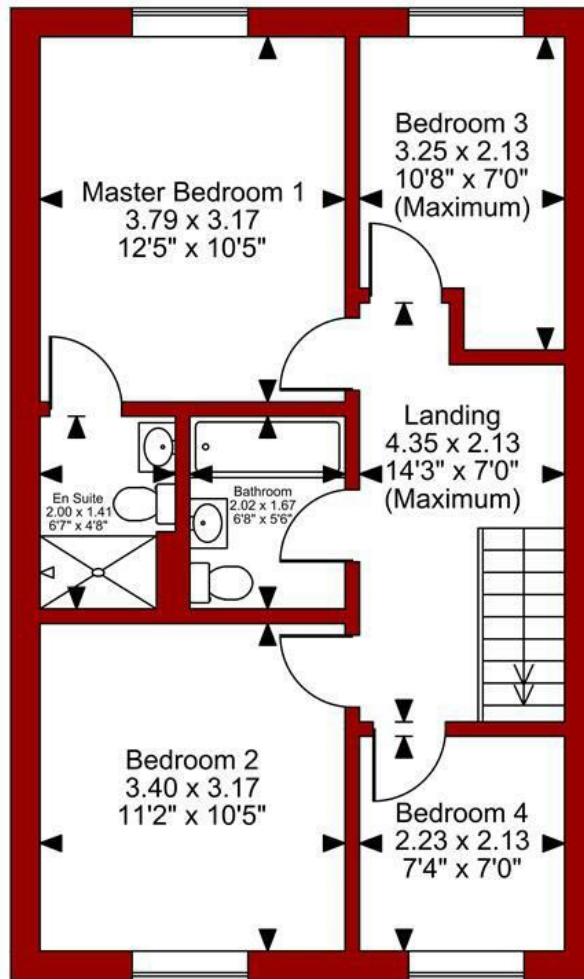
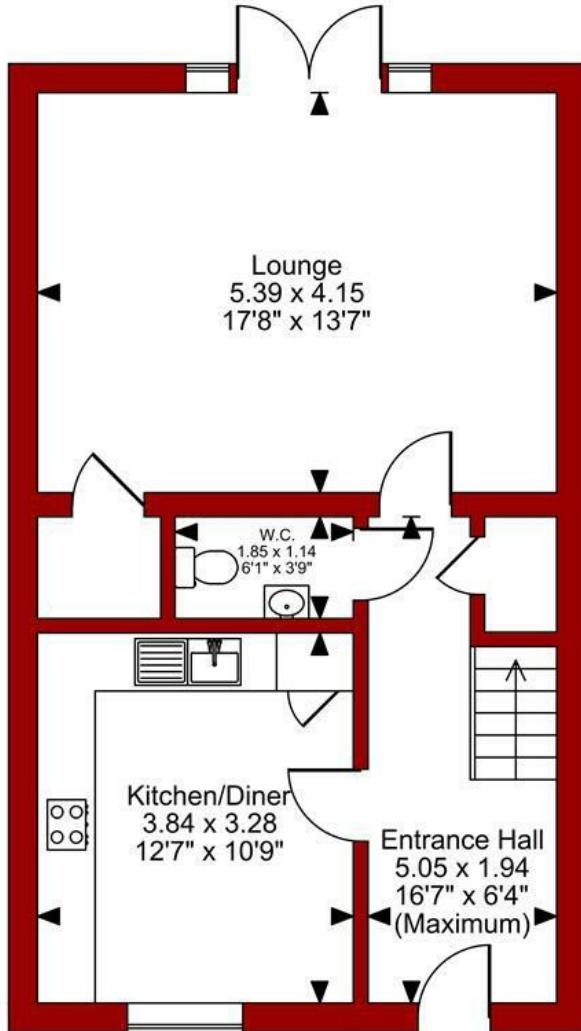








**Brownley Road, Clipstone Village**  
**Approximate Gross Internal Area**  
**Main House = 102 SQ M/1093 SQ FT**  
**Garage = 14 SQ M/150 SQ FT**  
**Bar = 21 SQ M/222 SQ FT**  
**Total = 137 SQ M/1465 SQ FT**



**Ground Floor**

**First Floor**

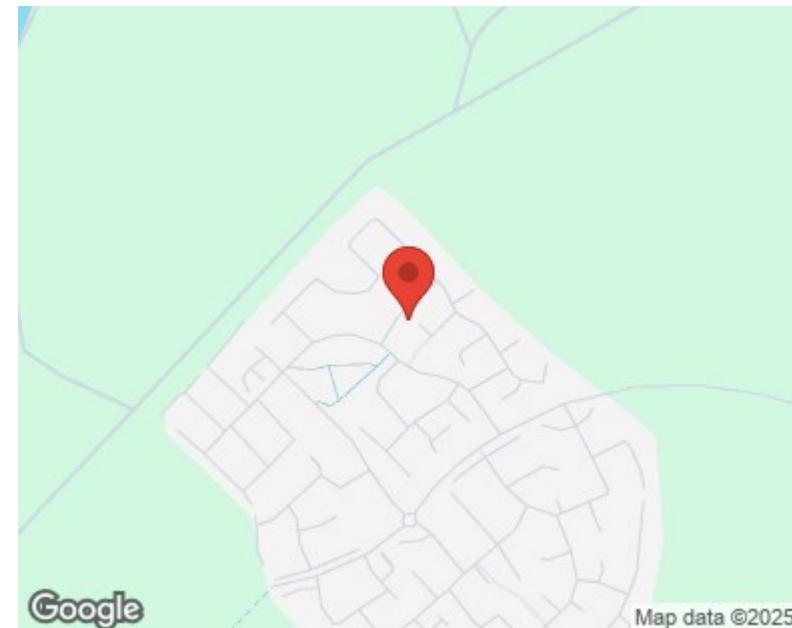
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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 |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms 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



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