

GUIDE PRICE £315,000 –
£325,000
Clifton Grove, Mansfield,



Welcome to BuckleyBrown, where every home is carefully presented, so you can explore with clarity and confidence.

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*** GUIDE PRICE £315,000 - £325,000 ***

"The flexibility this home offers is what immediately stands out. Whether you're a growing family, work from home, or simply enjoy having space to entertain, this beautifully maintained property delivers generous accommodation, an exceptional garden and the

Jasmine, Vauer.



ROOM TO LIVE, WORK & ENTERTAIN

A beautifully presented family home offering versatile living space, a dedicated home office and an impressive private garden.

Perfectly balancing generous living accommodation with practical family spaces, this beautifully presented home has been lovingly cared for by its current owners for the past twenty years. Thoughtfully improved and ready to move straight into, it offers bright, versatile interiors alongside an outstanding rear garden and a superb detached home office, making it an ideal choice for modern family life.



THE FINER DETAILS

Offering spacious and flexible accommodation throughout, this home has been designed to adapt effortlessly to changing lifestyles. The extended layout provides multiple reception areas that flow beautifully into the kitchen, creating spaces equally suited to everyday family living and entertaining. A practical dry cellar has been converted into a utility room, while recent improvements, including replacement internal doors and a flat roof installed just four years ago with the benefit of a 20-year warranty, provide additional peace of mind. Outside, the professionally constructed home office, generous private garden, double driveway, CCTV and alarm system complete a property that is ready to enjoy from the moment you move in.

A welcoming entrance hall leads into a superb selection of reception spaces, offering flexibility for families of all sizes. The comfortable lounge provides the perfect place to relax, while the dining room naturally connects the living accommodation to the kitchen, creating an excellent space for entertaining. Beyond, the spacious extension opens into the kitchen, allowing natural light to flood the heart of the home and creating a sociable environment for cooking, dining and spending time together. Beneath the staircase in the main hallway, a staircase leads to the dry cellar, where practical utility facilities have been thoughtfully incorporated, keeping everyday household tasks neatly tucked away.

The first floor offers four well-proportioned bedrooms, providing ample sleeping accommodation for growing families or those requiring flexible work-from-home space. The rooms are light, comfortable and neatly presented throughout, complemented by a well-appointed family bathroom and useful built-in storage, ensuring the upper floor is every bit as practical as it is inviting.

The rear garden is a true highlight of the property, offering a wonderful sense of privacy thanks to mature hedging that surrounds the space. Immediately outside the house, a generous paved terrace provides the ideal setting for outdoor dining and entertaining before steps lead down to an expansive lawn framed by established planting and mature foliage. Positioned within the garden, the professionally built home office benefits from both power and heating, creating an excellent year-round workspace or hobby room. To the front, a double-width driveway provides ample off-road parking, while the property also benefits from CCTV and an alarm system for additional security.





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LIFE IN MANSFIELD

Mansfield continues to be a popular choice for families thanks to its excellent blend of convenience, community and access to green open spaces.

A wide range of independent businesses, cafés, restaurants and leisure facilities are all close at hand, making day-to-day life both easy and enjoyable.

For those who enjoy spending time outdoors, the surrounding Nottinghamshire countryside and nearby Sherwood Forest provide endless opportunities for walking, cycling and family days out. Combined with excellent transport links, the location is equally well suited to commuters and those looking to enjoy the best of both town and country living.

Mansfield offers an excellent selection of highly regarded schools, supermarkets, healthcare facilities and sporting amenities. The town benefits from regular rail services to Nottingham and Worksop, while the A38, A60 and nearby M1 motorway provide straightforward access to Nottingham, Chesterfield, Sheffield and beyond, making it a practical location for both work and leisure.





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 is 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.

Key Features

Spacious four-bedroom family home

Versatile extended ground floor accommodation

Dry cellar with utility facilities

Professionally built home office with power and heating

Large private rear garden with terrace and mature planting

Double driveway with CCTV and alarm syste

Beautifully maintained and ready to move straight into

Approximate Size

1233 Sq. ft

Energy Performance Certificate

Rating D

Council Tax Band

B

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exceptional representation.

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