

Asking Price £275,000

MANSFIELD ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AB

BuckleyBrown ESTATE AGENTS

PERFECT FOR THE WHOLE FAMILY. Plotted in the charming Clipstone Village, this delightful detached house on Mansfield Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The ground floor is well laid out and thoughtfully designed, beginning with a welcoming entrance hall that sets the tone for the home. There is a comfortable living room, ideal for everyday relaxation, alongside a well-proportioned kitchen and separate dining room, creating a practical and sociable flow throughout the space. A conservatory extends the living accommodation further, offering a bright and versatile additional reception area overlooking the garden, while a convenient ground floor WC completes the layout.

The first floor offers three well-proportioned bedrooms, each providing comfortable and versatile accommodation suitable for family living, guest rooms, or a home office if required. These are served by a well-appointed family bathroom, completing the upper level and ensuring practicality for everyday use.

Externally, the property continues to impress with a generous driveway providing off-road parking for up to three vehicles. To the rear is a well-maintained garden, offering a private and pleasant outdoor space ideal for relaxing, entertaining, or enjoying family time.

LAND AT THE SIDE IS NOT INCLUDED

Call up today to secure your viewing! 01623 633633









Entrance Hall
With carpeted flooring, stairs leading to the first floor and a window to side elevation. Doors provide access into;

Living Room 11'4" x 11'4"
Laid with wooden flooring, bay window to front elevation and a feature fireplace.

Kitchen 9'1" x 14'2"
Complete with a range of matching units with ample worktop space, with an inset sink and drainer. The kitchen has integrated appliances such as an eye level oven and benefits from space for your other appliances. Windows to rear elevation and a door to the side elevation, providing access to the rear garden.

Dining Room 11'7" x 14'2"
With carpeted flooring and a feature fireplace. Windows to front and rear elevation, as well as double doors leading through to the conservatory.

Conservatory 8'4" x 11'8"
With surrounding windows and doors to the rear elevation.

Landing
Doors provide access into;

Bedroom One 11'6" x 12'2"
With carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Two 11'5" x 11'6"
With carpeted flooring, central heating radiator and a bay window to front elevation.

Bedroom Three 11'8" x 11'0"
With carpeted flooring, central heating radiator and window to rear elevation.

Bathroom 6'4" x 7'10"
Complete with a four piece suite including, a walk in shower, bath, low flush WC and hand wash basin.

Outside
To the rear you will find a well-maintained lawn with surrounding shrubbery and mature trees providing additional privacy. To the front of the property you will find a driveway creating ample off-road parking. The front of the property has an amazing kerb appeal with its mature trees, patio area and decorative shrubs.

Outside WC
Complete with a low flush WC for added convenience.

Garage
Accessible from the front elevation, providing handy storage.



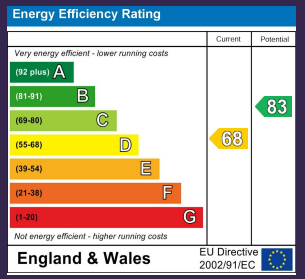








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.
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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.



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