



£375,000

HONEYSUCKLE COTTAGE GORSETHORPE COTTAGES | KINGS CLIPSTONE | MANSFIELD | NG21 9HJ

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## MOVE IN READY!!!

The wait is over... We've found the perfect home for you, nestled in a fantastic and highly sought-after location. Where do we even begin with this stunning semi-detached cottage? Maybe it's the beautiful blend of traditional charm and modern comforts, or the three excellent bedrooms. Perhaps it's the incredible rear garden with picturesque views. One thing is certain—you simply must see this one for yourself. Step inside and fall in love.

You'll feel instantly at home as you enter the spacious living room, where your eyes will be drawn to the characterful exposed ceiling beams and the serene views from the window along with a traditional log-burning fireplace. Moving through to the next room, you'll discover a second sitting area that gives a warm and inviting feeling perfect for relaxing evenings. The heart of the home is the charming, open-plan kitchen and dining area, complete with a range of matching units and cabinetry. It offers ample space for your chosen dining furniture, making it ideal for hosting and entertaining. A handy utility room adds extra convenience, offering additional storage or serving as a secondary entrance.

Upstairs, the first floor offers three well-proportioned bedrooms, all maintained to a fantastic standard. The master bedroom benefits from an abundance of natural light, thanks to multiple windows, and includes built-in wardrobes. The impressive family bathroom is also located off the landing and features a modern three-piece suite.

Outside, the rear garden continues to impress with its beautifully landscaped lawn, mature shrubs, and patio—perfect for alfresco dining. Additional features include outbuildings, a garage, and a carport. At the front, you'll find a gated private driveway and a small lawn area, offering both charm and practicality.





#### Living Room 11'2" x 15'9"

Carpeted Living room with wooden beams running along the ceiling, central heating radiator and a window to the front elevation. This room also features a storage cupboard and has a patio door to the rear elevation along with a traditional log burner.

#### Second Living Room 11'5" x 11'6"

Wooden flooring with a feature fireplace, traditional wooden beams along the ceiling, central heating radiator and a window to the front elevation.

#### Dining room/Kitchen 10'7" x 15'9"

Open plan kitchen/diner with tile effect flooring, matching cupboards with wooden work tops, traditional wooden beams running along the ceiling, integrated appliances with space for more, a window to the rear elevation and ample space for your desired dining furniture.

#### Utility

Handy utility area great for storage.

#### WC

Low flush WC with hand wash basin.

#### Landing

Landing leading into all first floor rooms.

#### Bedroom One 11'1" x 16'5"

Master bedroom with built in wooden cupboards/wardrobes, carpeted flooring and a window to the front and rear elevation.

#### Bedroom Two 9'8" x 11'1"

Spacious bedroom with carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Three 9'7" x 11'1"

Spacious bedroom with carpeted flooring,



central heating radiator and a window to the front elevation.

#### Bathroom 6'5" x 11'1"

Three piece suite with shower, hand wash basin and low flush WC.

#### Car Porch

Car porch handy for storing vehicles.

#### Garage

Garage with access from the front elevation as well as through the car porch, space for vehicle/storage,

#### Store

Ample storage space.

#### Outside

Lawn area to the front along with a gated driveway to the side leading to the garage/outbuilding. The rear garden has a

well landscaped lawn area with trees and shrubs planted, a feature wood chipped area and patio area perfect for alfresco dining.



Ground Floor  
60 Sq.m/ 649.79 Sq.ft  
Approx



First Floor  
58 Sq.m/ 628.28 Sq.ft  
Approx



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Out buildings  
58 Sq.m/ 627.91 Sq.ft  
Approx



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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