



Portland Way  
Clipstone Village MANSFIELD

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### Property Description

Situated within the popular Clipstone Village, this well-presented detached three-bedroom family home offers spacious and practical accommodation ideal for modern living. The property benefits from off-road parking, an integral garage and a low-maintenance rear garden.

The ground floor comprises a welcoming entrance hall, cloakroom WC, a bright living room featuring a bay window and attractive gas fire, and a well-equipped kitchen/diner with integrated appliances and French doors opening onto the garden. A separate utility room provides additional storage and convenience.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and en-suite shower room, alongside a modern family bathroom.

Externally, the home enjoys driveway parking for up to two vehicles, access to the integral garage and secure gated entry to the enclosed rear garden, which is mainly laid to lawn with a patio seating area.

Conveniently located close to local amenities, schools and transport links, this property offers comfortable family living in a sought-after village setting.

### Entrance Hall

Accessed via a UPVC front door, the welcoming entrance hall features a hard-wearing stone tiled floor, wall-mounted radiator and practical understairs storage.

### Wc / Cloakroom

Fitted with a ceramic toilet and wash hand basin, stone tiled flooring and a wall-mounted radiator.

### Living Room

A bright and spacious room with a double-glazed bay window to the front and an additional side window. Features a gas fire with marble and wood surround, carpeted flooring and a wall-mounted radiator.

### Kitchen / Diner

Well-appointed with matching wall and base units, integrated dishwasher, electric oven, gas hob and cooker hood. An inset stainless-steel sink with drainer sits beneath a double-glazed rear window, with French doors opening to the garden. Finished with stone tiled flooring, tiled splashbacks, spotlights and a wall-mounted radiator.

### Utility Room

Includes base units, inset stainless-steel sink and drainer, tiled splashbacks, stone tiled floor and wall-mounted radiator.

## Landing

With carpeted flooring, fitted storage and wall-mounted radiator providing access to all bedrooms and bathroom.

## Bedroom One

A generous double bedroom with fitted wardrobes, carpeted flooring, double-glazed window to the front and wall-mounted radiator.

## En-Suite

Comprising a walk-in shower, ceramic toilet and wash hand basin, vinyl flooring, spotlights, shaving points and a double-glazed side window.

## Bedroom Two

Carpeted bedroom with a double-glazed rear window and wall-mounted radiator.

## Bedroom Three

Carpeted bedroom with a double-glazed rear window and wall-mounted radiator.

## Bathroom

Fitted with a bath with shower over, ceramic toilet and wash hand basin, tiled splashback, vinyl flooring and an opaque double-glazed front window.

## Garage

Integral garage with up-and-over door, power, lighting and useful storage space above.

## Externals

Front: Set back behind a neat lawned frontage, the property benefits from a concrete driveway providing off-road parking for up to two vehicles, direct access to the garage and a secure gated side entrance.

Rear: The enclosed rear garden is designed for easy maintenance and enjoyment, primarily laid to lawn and bordered by fencing for privacy. A paved patio area offers an ideal space for outdoor seating, complemented by a useful outdoor tap, gated side access and a UPVC door providing convenient entry to the garage.

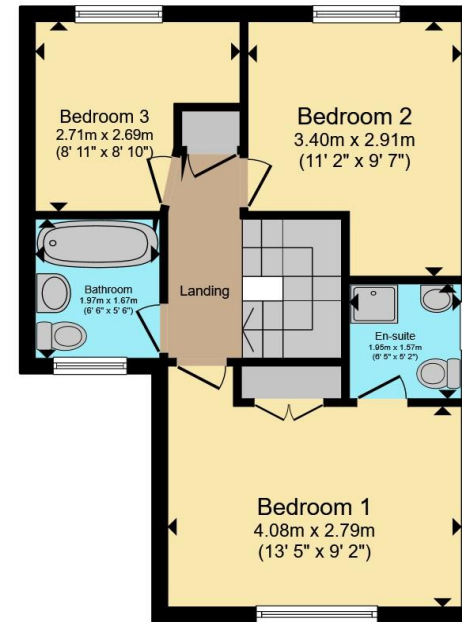








**Ground Floor**



**First Floor**

Total floor area 99.5 m<sup>2</sup> (1,071 sq.ft.) approx

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 Band: C

Tenure: Freehold

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