



Guide Price £330,000 Freehold

53 PORTLAND WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FE

**BuckleyBrown**  
ESTATE AGENTS

**\*\*NO UPWARD CHAIN\*\***

GUIDE PRICE £330,000-£350,000

STANDING PROUDLY!

Nestled in the charming Clipstone Village, this delightful, detached house on Portland Way offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a peaceful retreat while remaining close to local amenities.

Upon entering, you are welcomed into a generous reception room that serves as the heart of the home. This inviting space is perfect for entertaining guests or enjoying cosy family evenings. The large windows allow natural light to flood in, creating a warm and welcoming atmosphere. Moving through from here you will find a versatile dining room which benefits from patio doors opening to the garden. Next door is a fully equipped kitchen/diner with a handy utility room. Finally, the ground floor boasts a versatile office and WC.

The four bedrooms are thoughtfully designed, providing ample space for relaxation and rest. Each room is well-proportioned, allowing for various furniture arrangements to suit your personal style. The master bedroom features an en-suite bathroom, ensuring privacy and convenience. The property boasts a well-appointed family bathroom just off the landing, designed with modern fixtures and finishes for everyone to enjoy.

Outside, the property benefits from a private south facing garden, providing a tranquil outdoor space for family gatherings, gardening, or simply enjoying the fresh air. The detached nature of the house ensures a sense of privacy, accompanied by a double garage and private driveway!

Call now to arrange your viewing!





### Entrance Hallway

Spacious hall with a fitted storage cupboard located under the stairs and a window to the front.

### Living Room 10'9" x 16'0"

Laminate flooring, central heating radiator, feature fireplace and a bay window to the front elevation. Fitted with double doors opening to the dining room.

### Dining Room 8'4" x 10'9"

Versatile reception room which benefits from patio doors opening to the rear garden.

### Kitchen 8'4" x 14'0"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances, breakfast bar and

decorative splashback tiles. Window and patio doors to the rear elevation. Further access to a handy utility room.

### Utility 5'5" x 7'1"

Fitted worktops, ample cupboards, inset sink with drainer and an external door to the side elevation. Further space and appliances for a washing machine/tumble dryer.

### Office 7'0" x 7'1"

Generous reception room which can be utilised in whatever way you wish, whether that's as a home office, gym or games room.

### WC 3'3" x 7'1"

Fitted with a hand wash basin, low flush WC and a window to the side.



### Landing

Central carpeted

### Bedroom One 10'10" x 11'2"

Carpeted flooring, central heating radiator, en suite and a window to the front.

### En Suite 3'11" x 7'6"

Three piece suite comprising of a hand wash basin, low flush WC and a shower.

### Bedroom Two 9'2" x 11'5"

Carpeted flooring, central heating radiator, built in cupboard and a window to the front.

### Bedroom Three 10'4" x 10'6"

Carpeted flooring, central heating radiator and a window to the rear.

### Bedroom Four 7'6" x 9'6"

Laminate flooring, central heating radiator,

built in wardrobe and a window to the rear elevation.

### Bathroom 6'2" x 6'9"

Neutral three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower. Window to the rear elevation.

### Double Garage 16'9" x 17'8"

Accessible from the front of the property.

### Outside

Low maintenance frontage with a detached double garage, private driveway and decorative gravel. The rear garden is south facing and boasts a large lawn, patio seating area and fence surround.





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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 77      | 87        |
| EU Directive 2002/91/EC                     |         |           |

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