



£1,350 Per Month

48 BLACKTHORN GARDENS | | CLIPSTONE | NG21 9HQ

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ESTATE AGENTS

LOCATION LOCATION LOCATION!... Imagine looking outside of your bedroom window and capturing beautiful woodland views... Well with this incredible home you can! A striking four bedroomed detached family home presented to a beautiful standard and complimented well with the stylish and contemporary decor.

The internal accommodation includes the compact entrance hallway which provides access into the spacious reception room with large window to the front allowing plenty of natural light. Further from this, through a set of double doors there is a fantastic kitchen fitted with a neutral range of wall and base units which will appeal to most occupiers, in our opinion. There is ample space for dining table and chair making this the perfect family space. Off the kitchen is the handy utility room and useful downstairs W.C fitted with a white suite.

The first floor hosts four well proportioned bedrooms with the master being most impressive boasting an en-suite facility. There is also a family bathroom fitted with a three piece suite. The outside of the property complements this home just as well with a single integral garage and fully enclosed private rear garden.

This home is located in this ever popular residential location with excellent access into the town centre as well as having a range of local amenities nearby, but situated in a desirable location with remarkable woodlands views creating an excellent area for families!

We expect this one to be popular so you need to be quick to view!









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) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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