



Offers Over £250,000 Freehold

20 DODSLEY WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9EZ

BuckleyBrown
ESTATE AGENTS

NO CHAIN! PROPERTY NOW VACANT!

HOME SWEET HOME!... This wonderful house offers a delightful retreat in the heart of Mansfield. In a picturesque location with a friendly community and beautiful surroundings, this would make a lovely home for families or first time buyers. With convenient access to local amenities and scenic parks, this area provides a perfect blend of tranquillity and accessibility. Let's take a further look...

The ground floor boasts a generous living room, bathed in natural light, creating a warm and inviting atmosphere for relaxation or entertaining guests. Flowing through from here you will gain open access to a versatile dining area, complemented by sliding doors onto the back garden. The kitchen is equipped with modern appliances and ample storage, making it a joy for any home cook. Additionally, there is a handy WC for added convenience.

Venturing upstairs, the property reveals four well-proportioned bedrooms, three of which benefit from built in wardrobes. The master bedroom features an en-suite bathroom, providing a private space for unwinding after a long day. The landing also gives access to a stylish family bathroom that combines both functionality and elegance.

Outside, the property boasts a lovely garden that invites you to enjoy the fresh air and sunshine. The well-maintained outdoor space is perfect for hosting summer barbecues with friends and family. A driveway provides ample parking, ensuring convenience for residents and visitors alike. Dodsley Way is not just a house; it is a home that offers comfort, style, and a wonderful lifestyle in the heart of Clipstone Village.

Call now to arrange a viewing!





Hall
With access into;

Living Room 10'9" x 18'1"
Spacious reception room with carpeted flooring, central heating radiator, feature fireplace and a window to the front elevation.

Dining Room 10'9" x 8'6"
Flowing through from the living room you will find this versatile space complemented by sliding doors opening to the rear garden.

Kitchen 10'9" x 8'6"
Complete with a range of matching wall and base cabinets, inset sink with drainer and integrated appliances. Window and an external door to the rear elevation.

WC
Fitted with a hand wash basin and low flush WC.

Landing
With leading access into;

Bedroom One 8'10" x 15'8"
Carpeted flooring, central heating radiator, built in wardrobes, en suite and windows to the front elevation.

En Suite 5'7" x 6'5"
Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the front elevation.

Bedroom Two 10'5" x 8'9"
Carpeted flooring, central heating radiator, built in wardrobe and a window to the rear elevation.



Bedroom Three 8'6" x 9'6"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Four 7'0" x 7'10"
Carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom
Three piece suite comprising of a hand wash basin, low flush wC and a bath. Window to the side elevation.

Garage 7'8" x 17'4"
Accessible from the front elevation.

Outside
Low maintenance frontage with a lawn, private driveway and a single integrated

garage. Decorative garden to the rear with tiered spaces of both lawn and patio seating areas.





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 a 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. Specially 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			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121



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