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FOR SALE
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Offers Over £285,000

Emmerson Drive, Clipstone Village,
Mansfield,

Welcome to **BuckleyBrown**, where every home
is carefully presented, so you can explore
with clarity and confidence.

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A well-planned home that provides a good level of internal space, with accommodation that flows well and offers flexibility for a variety of uses, making it an attractive and functional option within its category.

-Courtney, Valuer



Comfortable, convenient, and well-located

From the moment you step inside, this impressive home welcomes you with light-filled interiors and a thoughtfully designed layout.

Offering generous and versatile accommodation throughout, it is perfectly suited to modern family living and ready for its next owners to make their own.

The property boasts two spacious reception rooms, a contemporary kitchen, and four well-proportioned bedrooms, providing ample space for both everyday life and entertaining.

Outside, the home continues to impress with a double garage offering secure parking and excellent additional storage space.



Step Inside

Situated in the highly sought-after residential area of Clipstone Village, this beautifully presented four-bedroom detached home offers spacious and thoughtfully designed accommodation, perfect for modern family living. The property is hidden down a private driveway, creating a wonderful enclosed area.

The property briefly comprises a welcoming entrance hallway with stairs leading to the first floor and access to the main living areas. The generous living room is bright and airy, featuring sliding patio doors opening onto the rear garden, along with a feature fireplace housing an electric fire, creating a warm and inviting atmosphere.

A separate reception room adds further versatility and could easily be utilised as a home office, dining room, playroom, or an additional bedroom to suit the needs of the new owners. The well-appointed kitchen is fitted with a range of matching wall and base units, offers space for a range-style cooker, and benefits from integrated appliances. Completing the ground floor is a convenient downstairs WC.

To the first floor are four well-proportioned bedrooms, all offering excellent space and potential for personalisation. The principal bedroom benefits from its own en-suite facilities, while the remaining bedrooms are served by a family bathroom fitted with a modern three-piece suite in white. The fourth bedroom could additionally be used as a home office.

Externally, the property enjoys a driveway providing off-street parking and access to the double garage. To the rear is an enclosed garden with fenced boundaries, predominantly laid to lawn and complemented by a decked seating area — ideal for relaxing and entertaining during the warmer months.





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Life in

Clipstone is a well-established and increasingly popular village located on the edge of Sherwood Forest in Nottinghamshire, offering a balance of countryside living, local character and convenient access to nearby towns and cities. With its mining heritage, growing community and attractive natural surroundings, Clipstone appeals to buyers seeking a quieter lifestyle while remaining well connected.

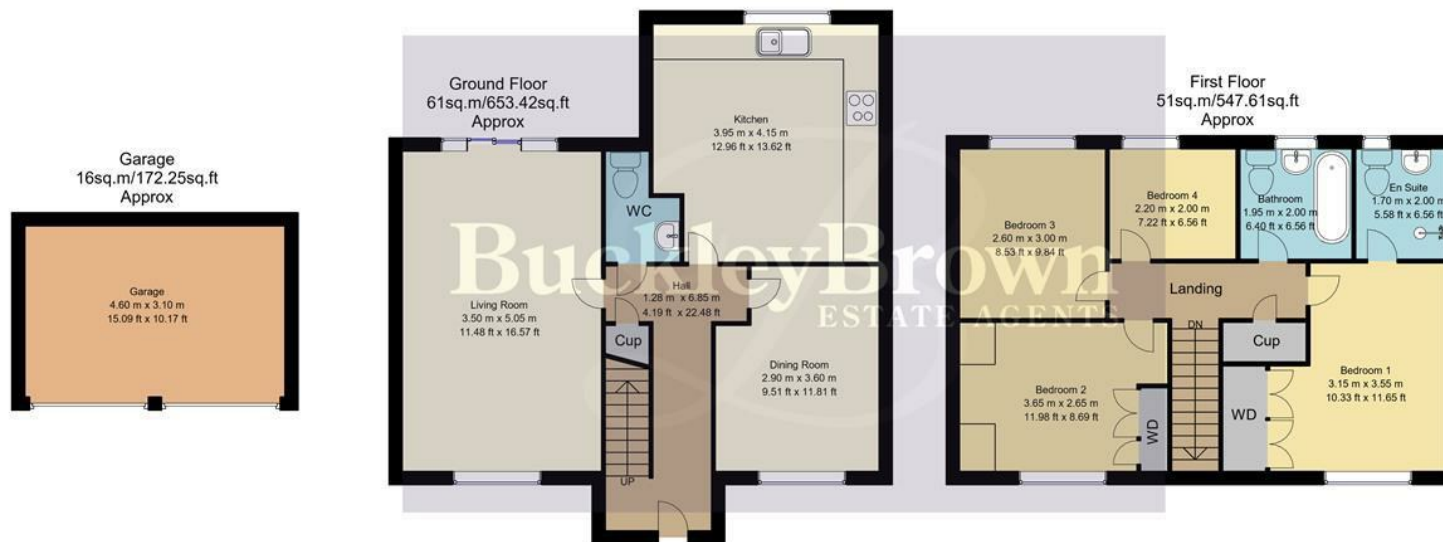
The village itself has a strong sense of community and benefits from a range of everyday amenities, including local shops, pubs, schools, community facilities and recreational spaces. A mix of traditional properties and newer developments has helped make Clipstone appealing to a wide range of residents, from first-time buyers and growing families to downsizers looking for a more relaxed pace of life.

One of Clipstone's key attractions is its proximity to the beautiful Sherwood Forest area, placing miles of woodland, walking trails and cycling routes close to home. Nearby attractions such as Vicar Water Country Park and Sherwood Pines provide excellent opportunities for outdoor recreation, while the surrounding countryside offers a peaceful and scenic environment throughout the year.

Despite its village setting, Clipstone remains conveniently connected. Mansfield is located just a short drive away, providing access to a wider range of shopping, leisure and transport facilities, while nearby road links including the A60, A617 and M1 allow straightforward travel to Nottingham, Sheffield and other regional centres. Regular bus services also connect the village with surrounding towns and communities.

Clipstone is particularly well suited to families, professionals and buyers seeking a village atmosphere without sacrificing accessibility. Combining local amenities, strong community spirit and immediate access to Nottinghamshire's renowned countryside, Clipstone continues to be an attractive and practical location for modern living.





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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Key Features

Sought-after residential location in Clipstone Village

Spacious four-bedroom detached family home

Thoughtfully designed and versatile accommodation throughout

Master bedroom with en-suite facilities

Driveway providing off-street parking & Double garage

Offered to market with no chain

Size

Approximately 1,373.28 sq ft

Council tax band: D

Energy performance rating: E 52

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