



**Emmerson Drive, Clipstone Village Mansfield NG21 9AX**

welcome to  
**Emmerson Drive, Clipstone  
Village Mansfield**

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO ENSUITES & FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- CONSERVATORY

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£310,000**

**Entrance Hallway**  
**Downstairs Cloakroom**  
**Lounge**  
18' 4" max x 10' 2" max ( 5.59m max x 3.10m max )  
**Kitchen**  
8' 10" max x 7' 7" max ( 2.69m max x 2.31m max )  
**Dining Room**  
18' 4" max x 10' 6" max ( 5.59m max x 3.20m max )  
**Conservatory**  
10' 10" max x 10' 2" max ( 3.30m max x 3.10m max )  
**Bedroom One**  
15' 1" max x 10' 2" max ( 4.60m max x 3.10m max )  
**En Suite**  
**Bedroom Two**  
10' 10" max x 8' 6" max ( 3.30m max x 2.59m max )  
**En Suite**  
**Bedroom Three**  
8' 2" max x 8' 2" max ( 2.49m max x 2.49m max )  
**Bedroom Four**  
9' 10" max x 7' 10" max ( 3.00m max x 2.39m max )  
**Family Bathroom**



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**Property Ref:**  
KBY109913 - 0004

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