



Guide Price £200,000 Freehold

30 SOUTH CRESCENT | CLIPSTONE VILLAGE | MANSFIELD | NG21 9ED

**BuckleyBrown**  
ESTATE AGENTS

GUIDE PRICE £200,000 - £210,000

**MOVE STRAIGHT IN.** Nestled in the charming Clipstone Village, South Crescent offers a delightful setting for this wonderful three-bedroom semi-detached property. The area is known for its friendly community and picturesque surroundings, making it an ideal location for families and professionals alike. With convenient access to local amenities and transport links, residents can enjoy the tranquillity of village life while remaining well-connected to nearby Mansfield and beyond.

Recently refurbished, the property boasts a brand new kitchen and bathroom, ensuring that you can enjoy contemporary living in a stylish environment.

The new boiler and radiators provide efficient heating, making this home not only inviting but also energy-efficient. The sought-after location enhances the appeal, as it is surrounded by picturesque countryside and local amenities, making it ideal for families and professionals alike.

Upon entering the property, you are greeted by a warm and inviting ground floor. The spacious living room provides a perfect space for relaxation and entertaining, featuring large windows that allow natural light to flood the room. The well-appointed kitchen/diner is designed for both functionality and style, offering ample storage and workspace, making it a joy to prepare meals.

Moving upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom is tastefully designed, featuring modern fixtures and fittings, ensuring comfort and convenience for all.

Outside, the property benefits from a well-maintained garden, perfect for enjoying the fresh air and sunshine. The outdoor space is ideal for children to play or for hosting summer barbecues with family and friends. Additionally, there is off-street parking available, adding to the practicality of this lovely home.

Call now!





### Kitchen/Dining Room

Complete with a range of modern wall and base cabinets, inset sink with drainer, integrated appliances and a window. Ample room for your desired furnishings.

### Living Room

Carpeted reception room with a central heating radiator and a window.

### Landing

With access into;

### Bedroom One

Laminate flooring, central heating radiator and a window.

### Bedroom Two

Carpeted flooring, central heating radiator and a window.

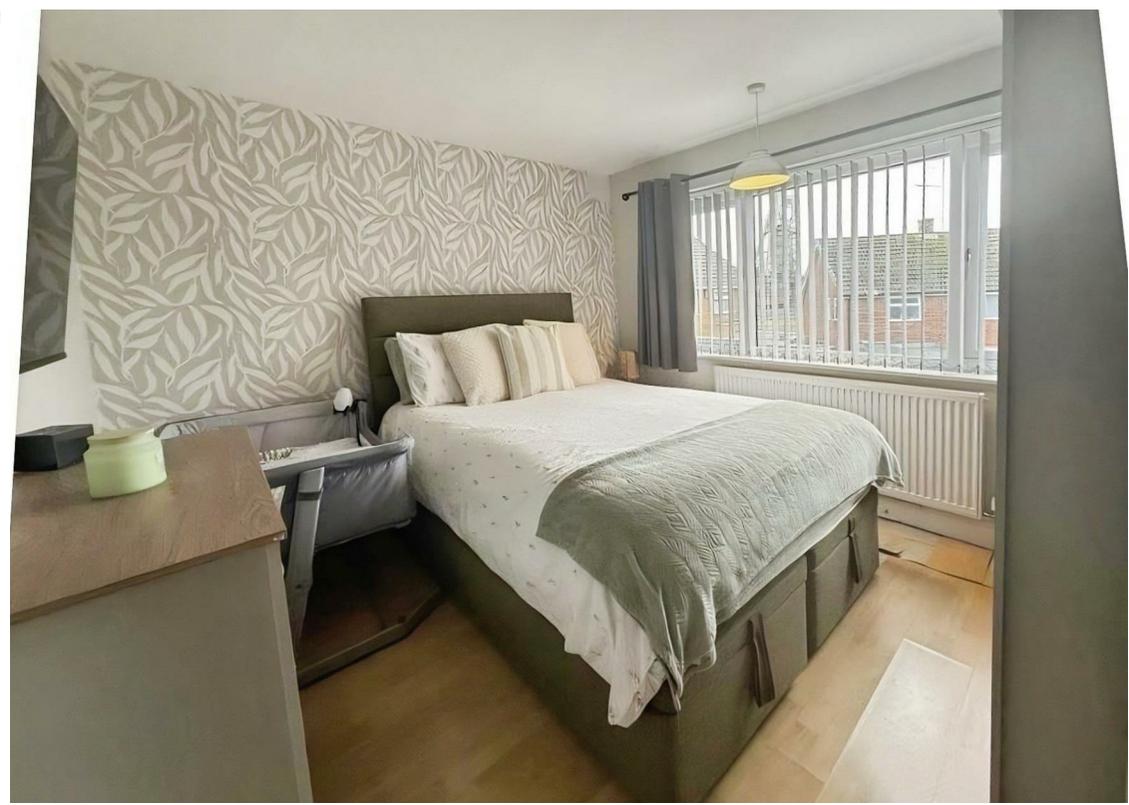
### Bedroom Three

Carpeted flooring, central heating radiator and a window.

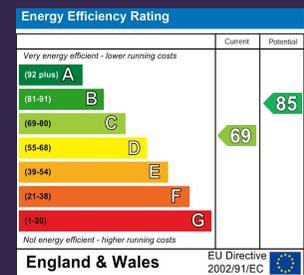
### Bathroom

Stylish three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower.





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.



30 SOUTH CRESCENT  
CLIPSTONE VILLAGE  
MANSFIELD  
NOTTINGHAMSHIRE  
NG21 9ED



## 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](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

**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.