

£250,000 Freehold

36 PORTLAND WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FE

BuckleyBrown
ESTATE AGENTS

CONTEMPORARY LIVING, PERFECTLY DESIGNED. Situated in the heart of charming Clipstone Village on the ever-popular Portland Way, this exceptional link-detached home perfectly combines contemporary comfort with village tranquillity. Ideally positioned within easy reach of local amenities, well-regarded schools, and scenic countryside walks, it's an ideal choice for families and professionals alike.

Step inside to a welcoming entrance hallway that sets the tone for the spacious and thoughtfully designed interior. The ground floor offers two generous reception rooms, including a bright and airy living room filled with natural light—perfect for both relaxed evenings and entertaining guests. The stylish kitchen/diner is the true heart of the home, beautifully appointed with modern appliances, ample storage, and plenty of workspace. French doors open seamlessly onto the rear garden, creating an effortless indoor-outdoor flow ideal for social gatherings. A practical utility/pantry and convenient downstairs WC further enhance the functionality of this level.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from a sleek en-suite shower room, offering a peaceful private retreat. Two additional spacious bedrooms are served by a contemporary family bathroom fitted with modern fixtures and finishes.

Outside, the well-maintained rear garden provides the perfect setting for outdoor dining, entertaining, or simply unwinding in the fresh air. Off-street parking adds further convenience to this attractive home.

Contact us today to arrange your viewing.









Entrance Hallway
Spacious hallway with a cupboard under the stairs, central heating radiator and leading access into;

Living Room 13'4" x 10'10"
Carpeted flooring, central heating radiator, feature fireplace and a bay window to the front elevation.

Kitchen/Dining Room 18'10" x 8'8"
The kitchen area comes complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. The dining area offers ample room for your desired furnishings complemented by french doors and a window to the rear elevation. Further access to a handy utility room.

Utility/Pantry 4'9" x 6'3"
Complete with wall and base cabinets, inset sink with drainer, fitted shelving and further space and plumbing for a washing machine/tumble dryer.

WC 4'7" x 2'11"
Fitted with a low flush WC and hand wash basin.

Landing
With a fitted cupboard and leading access into;

Bedroom One 13'3" x 8'8"
Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the front elevation.

En Suite 5'0" x 6'3"
Three piece suite comprising of a hand wash basin, low flush WC and a shower.

Bedroom Two 9'6" x 11'3"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 9'1" x 8'8"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 5'6" x 6'5"
Three piece family suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower.

Garage 8'7" x 19'1"
Accessible from the front elevation with an external door to the rear elevation.

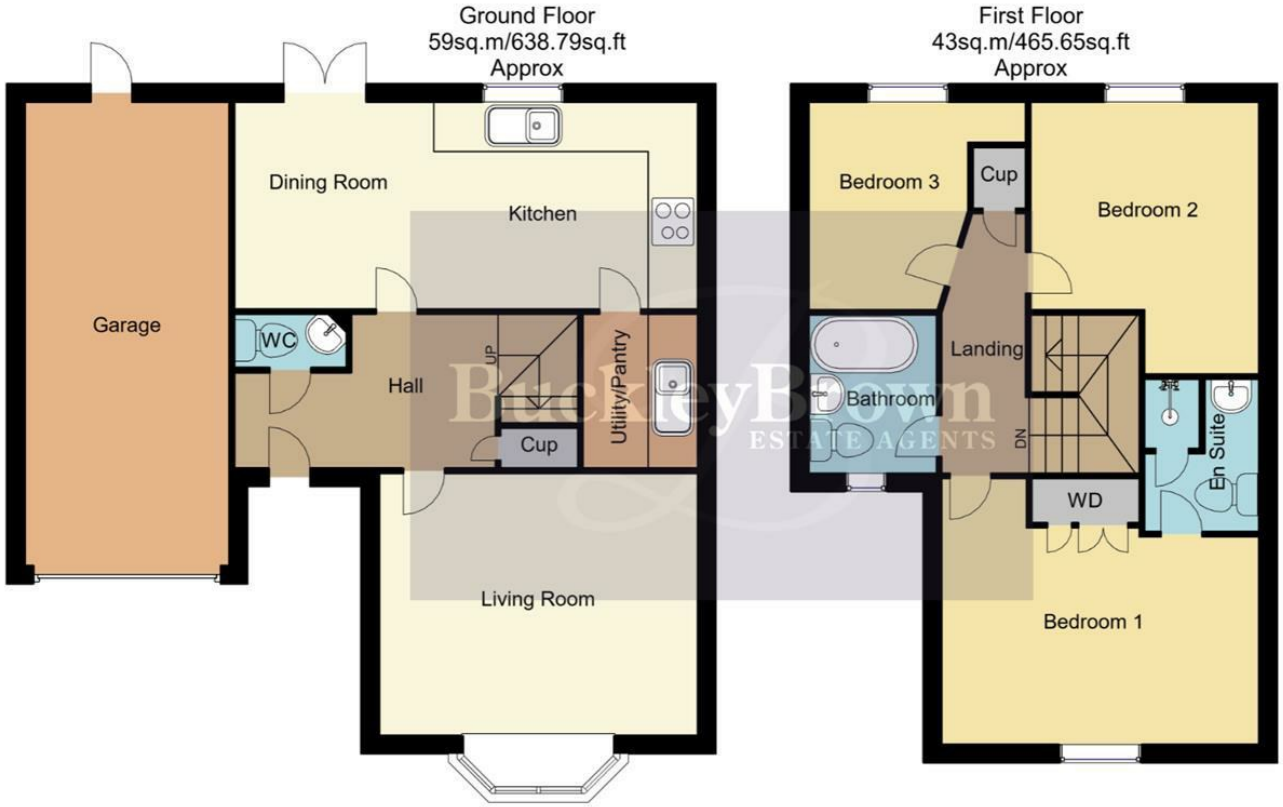
Outside
Low maintenance frontage with a well kept lawn, private driveway and a garage allowing for secure off road parking. Enclosed lawn to the rear alongside a patio seating area and fence surround.



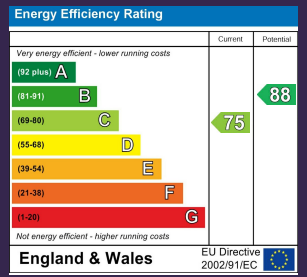








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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