



Offers Over £150,000 Freehold

21 SKYLARK WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GG

**BuckleyBrown**  
ESTATE AGENTS

**IDEAL FIRST HOME...** Situated in the popular and well-established Clipstone Village, this attractive two-bedroom end-terrace property offers a well-balanced layout, ideal for first-time buyers, small families, or investors. The ground floor comprises a bright and airy living room with plenty of natural light, leading through to a modern fitted kitchen. The kitchen provides ample storage and worktop space, along with room for a dining table and chairs – making it perfect for both everyday meals and entertaining guests. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property features two spacious double bedrooms, both well-proportioned and offering flexibility for bedroom furniture or home office use. The main bathroom is a stylish three-piece suite, including a bathtub with overhead shower, washbasin, and WC, ideal for both relaxing soaks and everyday practicality.

Externally, the home benefits from a private driveway to the front with off-road parking for two vehicles. To the rear, there is a generous garden laid mainly to lawn, offering a great space for children or pets to enjoy. A raised decking area adds a perfect spot for summer barbecues or outdoor seating, making the most of the outdoor space.

Call now to arrange your viewing!





#### Hall

Laminated flooring hallway leading into to ground floor rooms.

#### Living Room 9'5" x 15'3"

Laminate flooring with central heating radiator and window to the front elevation.

#### Kitchen 12'9" x 8'2"

Matching cabinets with worktop's above, integrated oven with space for more appliances. Inset sink and a dining area with space for your desired dining furniture. Patio doors to the rear elevation.

#### WC

Low flush WC and hand wash basin.

#### Landing

Landing leading up to first floor rooms.

#### Bedroom One 12'9" x 8'8"

Carpeted bedroom with central heating radiator, and window to the rear elevation.

#### Bedroom Two 12'9" x 8'6"

Carpeted bedroom with central heating radiator, and windows to the front elevation. Built in cupboard.

#### Bathroom 5'8" x 8'6"

Three piece suite with bath, hand wash basin and low flush WC.

#### Outside

Driveway to front elevation, Laid to lawn rear garden with decking outside the patio doors.





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.

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>97</b>                  |
| (81-91) <b>B</b>                            | <b>82</b> |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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