

OFFERS OVER £250,000

Sorrell Square, Clipstone Village,
Mansfield,



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"A fantastic modern family home offering bright, open-plan living, generous accommodation and a well-kept garden – ready to move straight into and enjoy."

Tim, Valuer



AN ADDRESS TO IMPRESS

A superb opportunity to acquire this beautifully presented three-bedroom detached home, offering stylish modern living throughout

Designed with family life in mind, the property boasts a spacious open-plan ground floor, contemporary finishes, two bathrooms and a well-maintained rear garden, making it an ideal home for growing families or professional couples alike.



THE FINER DETAILS

Situated in the ever-popular village of Clipstone, this modern three-bedroom detached home offers stylish, well-planned accommodation, making it an ideal purchase for families, first-time buyers or those looking to upsize.

The ground floor is designed around contemporary open-plan living, with access from the front leading directly into a spacious living, dining and kitchen area. Stairs are positioned centrally, subtly dividing the space while maintaining the open feel. The modern kitchen flows seamlessly into the living area, with bi-fold doors opening onto the rear garden, creating an excellent space for entertaining. A useful utility room and convenient downstairs WC complete the ground floor.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, providing comfortable accommodation for the whole household.

Externally, the property enjoys a driveway leading to a garage at the front, providing ample off-road parking. To the rear is a well-maintained enclosed garden featuring a lawned area and a patio, offering the perfect space for relaxing, outdoor dining and family enjoyment.





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LIFE IN CLIPSTONE

Clipstone is a popular Nottinghamshire village that combines a friendly community atmosphere with the convenience of everyday amenities

The village offers local shops, cafés, primary schools, healthcare facilities and recreational spaces, making it a practical and appealing place for families, professionals and retirees alike.

For commuters, Clipstone is well connected, with excellent road links via the A60, A617 and nearby M1, providing straightforward access to Mansfield, Newark, Nottingham and beyond. Mansfield town centre is only a short drive away, offering an extensive range of shopping, restaurants, entertainment venues and transport connections.

Nature lovers are particularly well catered for, with the renowned Sherwood Forest National Nature Reserve and Vicar Water Country Park both close by. These scenic destinations offer beautiful woodland walks, cycling routes, wildlife and open green spaces to enjoy throughout the year.





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

Modern three-bedroom detached home

Situated in the popular village of Clipstone

Spacious open-plan living, dining and kitchen area

Contemporary fitted kitchen

Bi-fold doors opening onto the rear garden

Separate utility room

Principal bedroom with en-suite shower room

Well-maintained enclosed rear garden

Approximate Size

1,190 Sq. ft

Energy Performance Certificate

Rating B

Council Tax Band

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01623 633633

mansfield@buckleybrown.co.uk
buckleybrown.co.uk

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