



Rosebay Gardens  
Clipstone Village Mansfield

burchell  
edwards

# Rosebay Gardens Clipstone Village Mansfield NG21 9GY

for sale offers over  
**£220,000**



## Property Description

Tucked away in the peaceful enclave of Rosebay Gardens within charming Clipstone Village, this beautifully presented three-bedroom semi-detached home offers stylish, modern living in a quiet cul-de-sac setting. Set slightly back from the road, the property enjoys a private frontage with decorative shrubs and a side driveway providing parking for up to two vehicles.

Inside, the ground floor welcomes you with a contemporary lounge and a sleek kitchen that flows seamlessly into the open-plan layout—ideal for both entertaining and everyday living. A convenient downstairs WC adds practicality to the ground floor arrangement.

Upstairs, there are three well-proportioned bedrooms, including a primary suite featuring its own en-suite shower room for added comfort and privacy. The family bathroom serves the remaining bedrooms and completes the upper level with modern fittings and a clean finish.

Outside, the rear garden is designed with low maintenance in mind—Astro turf stretches across the central area, framed by pebbled edging, mature shrubs, and a storage shed. Gated side access and full fencing provide security and ease of use.

The home also benefits from being under NHBC warranty, offering peace of mind to prospective buyers and reassurance in quality. With desirable features such as private parking, open-plan living, and modern conveniences throughout, this property offers the perfect opportunity to settle into village life with style and ease.

## Kitchen

12' 3" + recess at open x 16' 6" into recess ( 3.73m + recess at open x 5.03m into recess )

Entry into the kitchen via composite front door, the kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to front, two wall mounted radiators, dishwasher, fridge-freezer, plumbing and space for washer, gas hob, cooker hood with electric oven, pantry, stainless steel splashback, and Amtico floor to finish.

## Lounge

9' 11" at open x 16' 7" ( 3.02m at open x 5.05m )

The lounge comprises of Bi-Folding doors to rear, wall mounted radiator, and vinyl flooring

## W.C/Cloakroom

Located on the ground floor the cloakroom consists of ceramic toilet and sink, wall mounted towel radiator and Amtico floor to finish.

## First Floor Landing

First floor landing with double-glazed window to side, wall mounted radiator, airing cupboard, access to loft and carpet flooring to finish.

## Bedroom One

The master bedroom comprising of double-glazed windows to rear, wall mounted radiator, with carpeted floor to finish.

## En-Suite

En-suite situated off the master bedroom includes shower cubicle with rainfall shower, wash-hand basin and toilet, part tiled splashback, wall mounted radiator, and Amtico flooring to finish.

## Bedroom Two

11' 9" into recess x 9' 3" ( 3.58m into recess x 2.82m )

Bedroom two includes double-glazed window to front, wall mounted radiator, and carpeted floor to finish.

## Bedroom Three

11' into recess x 7' 1" ( 3.35m into recess x 2.16m )

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

## Bathroom

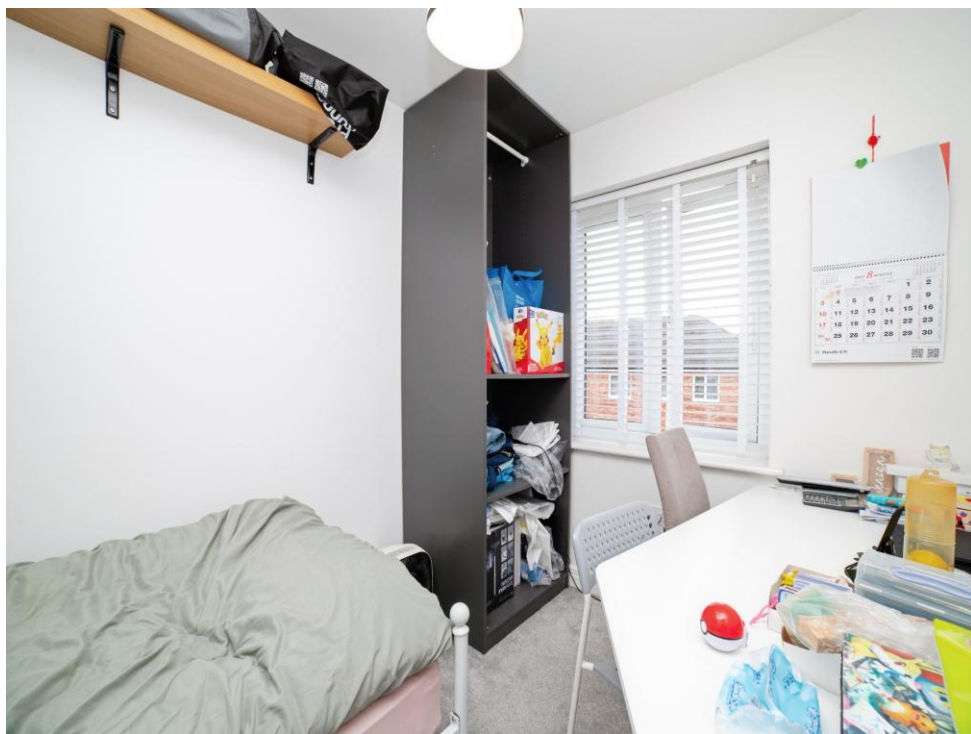
The bathroom is finished with a ceramic toilet/sink, bath with shower over, double glazed window to front, wall mounted towel radiator, part tiled splashback, and Amtico floor to finish.

## Externals

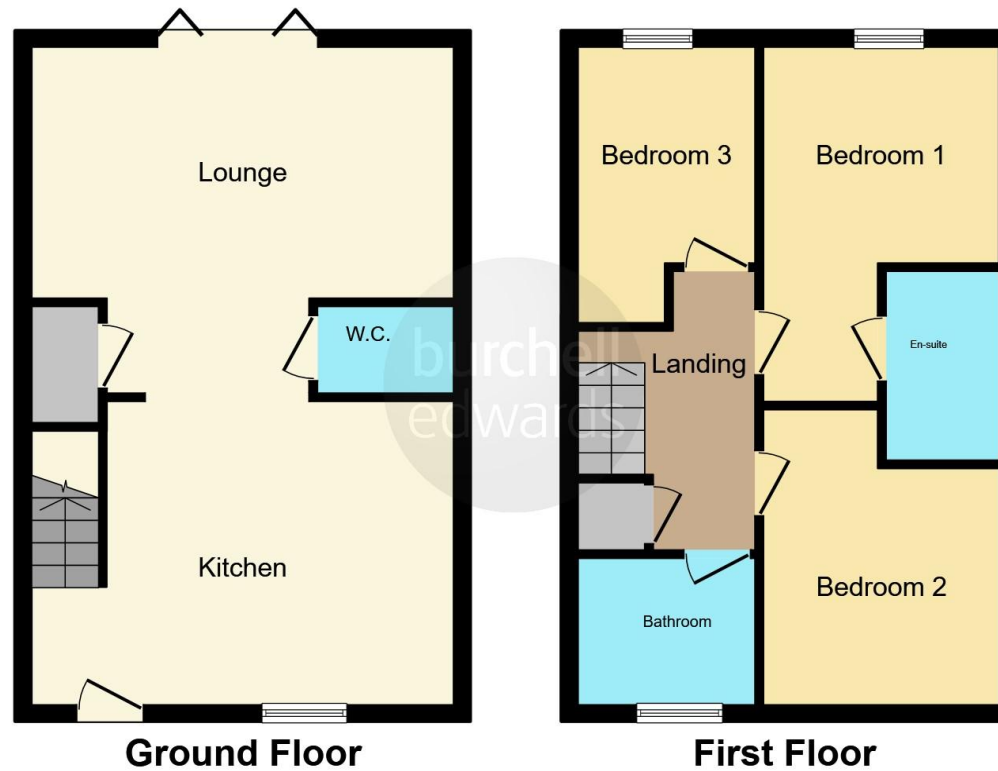
The front of the property is access via a no-through road, slightly set back off the street with driveway to the side offering parking for up to two vehicles and shrubs to the front for decoration.

The rear garden is low maintenance and well presented with mainly Astro turf, pebbled edging, shed, gated side access and fenced in surround.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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