



£155,000 Freehold

41 FIRST OAK DRIVE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FS

**BuckleyBrown**  
ESTATE AGENTS

LOOK NO FURTHER!...Occupying a lovely position close to local amenities is this beautifully presented two bedroom home, offering a fantastic internal layout and a warm, welcoming feel throughout. This property is move-in ready and would make an ideal home for first-time buyers, downsizers, or investors alike.

Upon entering, you are welcomed into a bright and comfortable living room, perfect for relaxing or entertaining. From here, the home flows seamlessly into a stylish kitchen diner, complete with modern units and ample space for dining, making it the heart of the home.

The property boasts two well-proportioned bedrooms, both presented in a neutral colour palette to suit a variety of tastes. Completing the accommodation is a well-appointed bathroom, finished to a good standard.

Externally, the home enjoys a pleasant plot with outdoor space ideal for relaxing or enjoying time with family and friends. The property boasts a driveway to the front offering off street parking. Conveniently located within easy reach of local amenities, schools, and transport links, this is a property not to be missed.

Love what you see? Call now to arrange your viewing!





#### Entrance Hall

Giving access to;

#### Living Room 14'0" x 8'11"

Having a window to front elevation, carpet flooring, central heating radiator and access to the under stairs storage cupboard.

#### Kitchen Diner 12'2" x 7'8"

Complete with a range of matching wall and base units with complimentary work surface over, inset sink and drainer with mixer tap, integrated oven with gas hob and extractor above, space and plumbing for essential appliances, window to rear elevation and french doors leading outside. There is also ample space for dining furniture.

#### WC

Complete with a low flush WC and hand wash basin.

#### First Floor Landing

Giving access to;

#### Bedroom One 8'1" x 12'4"

Complete with carpet flooring, two windows to front elevation and central heating radiator.

#### Bedroom Two 7'9" x 12'4"

Having a window to front elevation and central heating radiator.

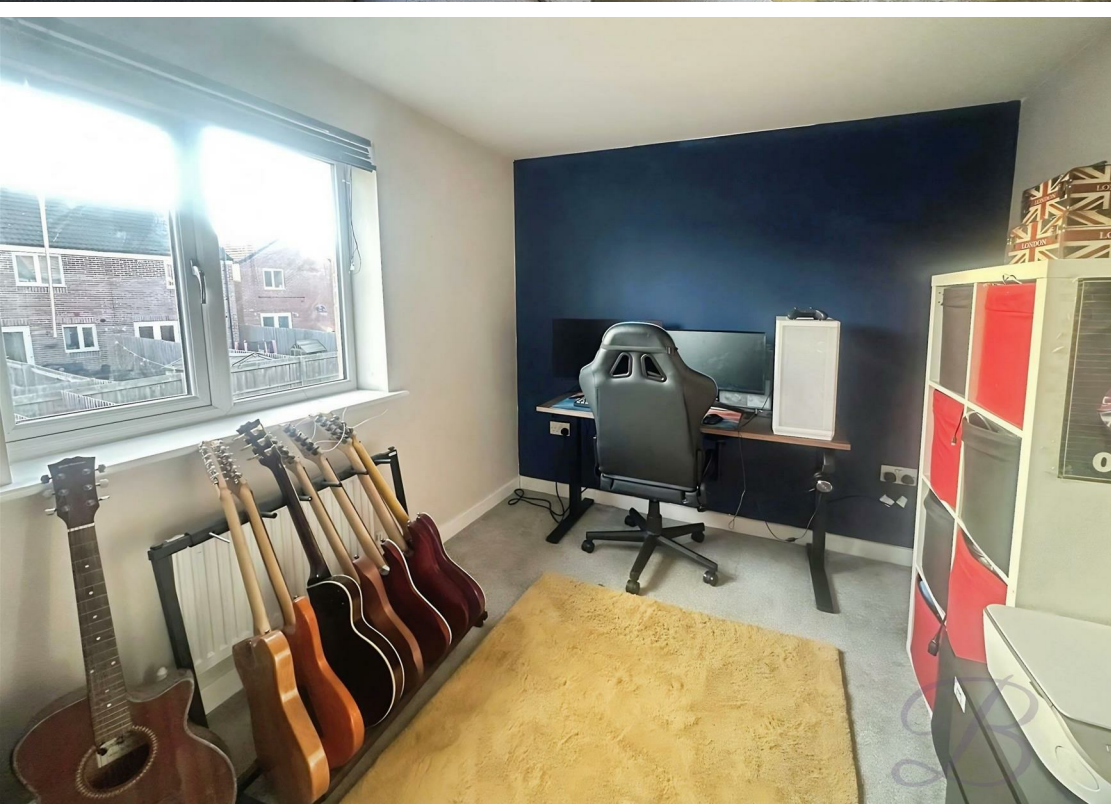
#### Bathroom 5'2" x 5'10"

Complete with a three piece suite comprising of a panelled bath with shower over and glass screen, low flush WC and hand wash basin.

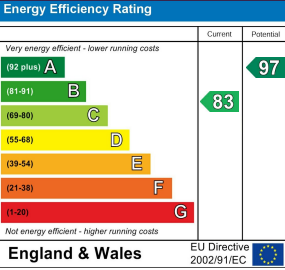


#### Outside

To the front of the property there is a driving providing off street parking. To the rear there is a fenced garden which is mostly laid to lawn and benefits from a dedicated patio seating area.



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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