



39 Portland Way, Clipstone Village
£305,000

 **NEWTON FALLOWELL**

39 Portland Way

Clipstone Village, Mansfield

FRESHLY DECORATED WITH NEW CARPETS-No Chain!

Presenting this beautifully maintained four bedroom detached family home with four reception rooms, ideally situated in the highly sought-after village Clipstone. This spacious property is perfect for modern family living, offering a flexible layout and a host of desirable features. The welcoming entrance hall leads to a generous lounge, a separate dining room that is ideal for entertaining, a bright breakfast kitchen with ample storage and workspace, and a versatile study that can serve as a home office or playroom (or bedroom 5). Upstairs, four well-proportioned bedrooms provide comfortable accommodation for the whole family, while the main bathroom and separate en suite shower room. Additional features include a double detached garage and a driveway with an electric charging point (ideal for those with electric vehicles), ensuring ample parking. The location is particularly appealing, with highly regarded local schools and a range of amenities just a short distance away, making it a practical choice for families. The property is offered with no upward chain, providing a straightforward purchase process for the discerning buyer.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four bedroom detached family Home with double detached garage and driveway (electric charging point inc)
- Lounge, separate dining room, breakfast kitchen and study
- Enclosed rear garden with side garden (potentially could attach to the garaged-if required)
- Freshly decorated throughout with new carpets.





Lounge

16' 1" x 10' 10" (4.90m x 3.30m)

Dining

10' 10" x 9' 2" (3.30m x 2.80m)

Kitchen

13' 9" x 8' 2" (4.20m x 2.50m)

Utility

7' 3" x 5' 7" (2.20m x 1.70m)

Study

6' 11" x 6' 7" (2.10m x 2.00m)

Bedroom 1

11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom 2

11' 10" x 11' 6" (3.60m x 3.50m)

Ensuite

7' 7" x 4' 3" (2.30m x 1.30m)

Bedroom 3

10' 6" x 10' 6" (3.20m x 3.20m)

3.153 reducing to 2.111 x 3.167

Bedroom 4

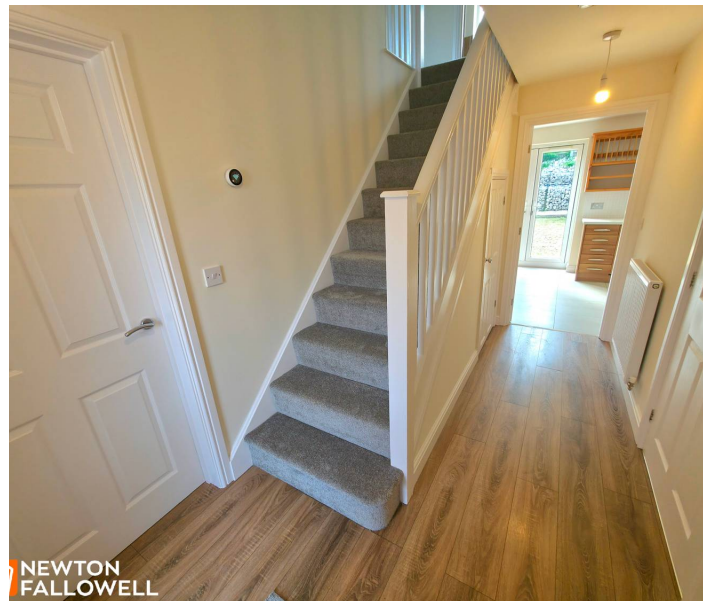
9' 6" x 7' 7" (2.90m x 2.30m)

Bathroom

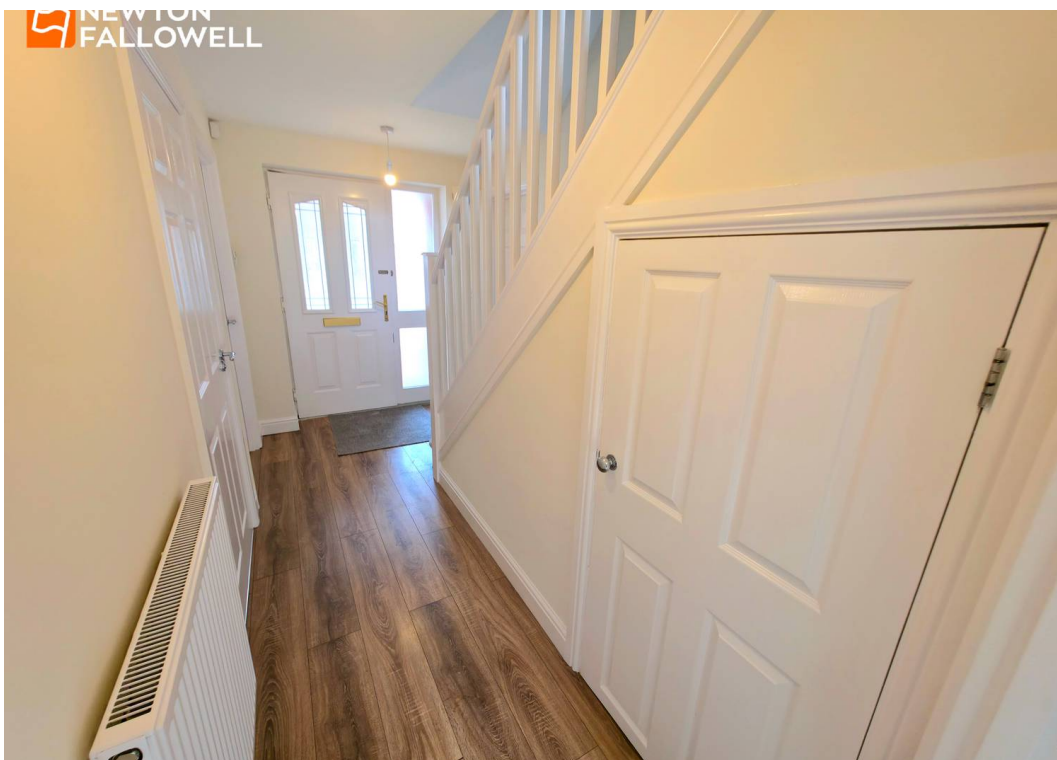
6' 11" x 6' 3" (2.10m x 1.90m)



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