



## 8a Clifton Grove, Mansfield

Guide Price £330,000 – £340,000 Freehold

THREE BEDROOM DETACHED HOME • GROUND FLOOR OPEN PLAN LIVING • EPC RATING: • WELL EQUIPPED KITCHEN • FAMILY BATHROOM AND EN-SUITE SHOWER ROOM • GENEROUS LOUNGE, DINER AND SITTING ROOM • DRIVEWAY PROVIDING OFF ROAD PARKING AND PRACTICAL GARAGE • WELL MAINTAINED AND GENEROUS OUTSIDE SPACES



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email:enquiries@johnsankey.com

**John Sankey**









## Outside

To the front, the property benefits from a driveway providing off-road parking and leading to the garage. There is also access to the remainder of the outdoor spaces via the side of the property. A well-maintained garden area further enhances the home's kerb appeal. The rear garden is a beautiful and relaxing outdoor space arranged over multiple levels. Patio areas located outside the kitchen and sitting room provide ideal spaces for relaxing and entertaining. The majority of the garden is laid to lawn and bordered by mature trees, shrubs and flower beds extending throughout the space. A well-maintained summer house with power and lighting offers excellent additional outdoor living space, positioned beside a decking area ideal for further seating and entertaining. The lower section of the garden provides a more low-maintenance area with raised flower beds, creating a stunning and characterful outdoor space that perfectly complements the home.

## Additional Information

Tenure: freehold Council tax band: D Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.





Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

**\*\*\*GUIDE PRICE £330,000-£340,000\*\*\*** Situated in a sought after location, this well presented three bedroom detached home offers generous and versatile accommodation throughout, making it an ideal property for growing families. With characterful living spaces, a practical layout and beautifully maintained outdoor areas, the property perfectly combines comfort and functionality.

Key features include a generous dining room ideal for family living and entertaining, a modern fitted kitchen with integrated appliances, a cosy lounge with feature log burner, and an additional sitting room with direct access to the garden. The property also benefits from three well proportioned bedrooms, including a unique split level main bedroom with en suite, a generous family bathroom, and integral garage with excellent storage throughout.

Externally, the home boasts off road parking leading to the garage, attractive front gardens adding kerb appeal, and a stunning multi-level rear garden featuring patio and decking areas, mature planting and a well maintained summer house with power and lighting. Offering both space and versatility in a desirable area, this property is perfectly suited to family life.



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