



Offers Over £340,000 Freehold

7 WATERFIELD WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FD

**BuckleyBrown**  
ESTATE AGENTS



FAMILY APPROVED!... Located in the charming Clipstone Village, Waterfield Way offers a delightful retreat in the heart of Mansfield. This picturesque location is perfect for families seeking a peaceful community while still being conveniently close to local amenities and transport links. Surrounded by lush greenery and friendly neighbours, this detached house is a true gem waiting to be discovered. Let's take a look inside...

As you step inside, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor boasts a generous living room, ideal for family gatherings or quiet evenings in. Adjacent to this, you will find a well-appointed kitchen that flows seamlessly into a dining area, creating a perfect space for entertaining guests. A convenient utility room and WC complete this level, ensuring practicality without compromising on style.

Ascending to the first floor, you will discover three inviting bedrooms, two of which benefits from walk-in-wardrobes. The master bedroom features an en-suite bathroom, providing a private sanctuary for relaxation. A further family bathroom on this floor caters to the needs of the remaining bedrooms, making it an ideal layout for families or guests.

Venturing up to the second floor, you will find two additional bedrooms, both of which are accompanied by a shower room just off the landing for added convenience.

Outside, the property is equally impressive. A well-maintained garden surrounds the house, providing a tranquil outdoor space for children to play or for hosting summer barbecues. The driveway offers ample parking, ensuring convenience for residents and visitors alike. With its blend of comfort, space, and a lovely location, this home on Waterfield Way is truly a wonderful opportunity for anyone looking to settle in Clipstone Village.

Call now to make this your forever home.





### Entrance Hallway

Spacious hallway with a storage cupboard located under the stairs and further access into;

### WC

Fitted with a low flush WC and a hand wash basin. Window to the front elevation.

### Living Room 10'9" x 20'4"

Generous sized reception room with solid oak flooring, central heating radiator, window to the front and patio doors opening to the rear elevation.

### Kitchen/Dining Room 9'10" x 20'4"

Complete with a range of matching wall and base cabinets, inset sink with drainer and ample worktop space. Complemented by a large bay window to the rear, overlooking the garden.

### Utility 8'7" x 6'4"

Handy utility room with fitted cabinets, worktops over, inset sink with drainer and additional

space and plumbing for a washing machine and tumble dryer. Window to the rear and an external door to the side elevation.

### Landing To The First Floor

Central landing with leading access into;

### Bedroom One 8'0" x 12'11"

Carpeted flooring, central heating radiator, walk in wardrobe, en suite and a window to the front elevation.

### En Suite 11'3" x 6'9"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the rear elevation.

### Walk-In-Wardrobe

With fitted wardrobes either side and a window to the rear elevation.

### Bedroom Two 8'6" x 12'11"

Laminate flooring, central heating radiator, walk in wardrobe and a window to the front elevation.



### Walk-In-Wardrobe

With fitted wardrobes either side and a window to the rear elevation.

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

Solid wood flooring, central heating radiator and windows with shutters to the front elevation.

### Bathroom 8'2" x 6'9"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the rear elevation.

### Landing To The Second Floor

With access into;

### Bedroom Four 11'3" x 12'9"

Hard wood flooring, central heating radiator and a window to the front elevation.

### Bedroom Five 9'4" x 12'8"

Carpeted flooring, central heating radiator and a window to the front elevation.

### Shower Room 6'9" x 6'2"

Three piece suite including a hand wash basin, shower and a window to the rear elevation.

### Garage 8'7" x 13'5"

Single garage accessible from the front elevation.

### Outside

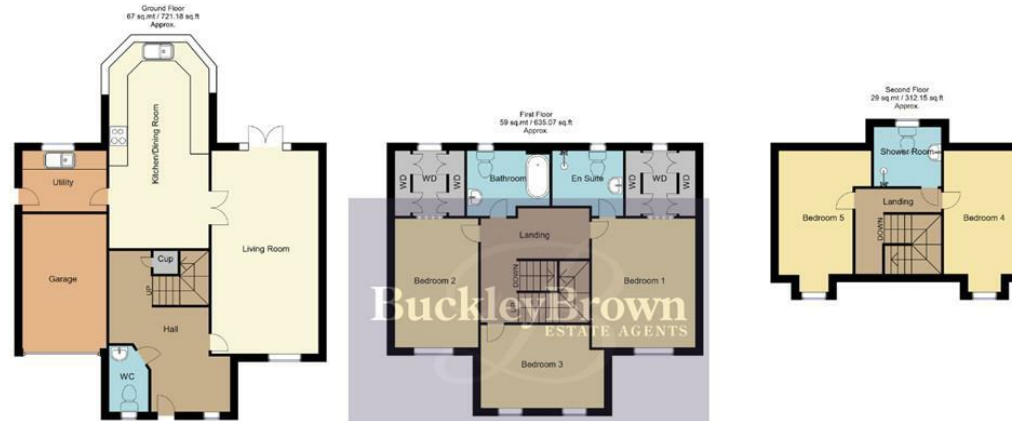
Low maintenance frontage with a well kept lawn, private driveway and an integrated single garage. The rear garden boasts a paved seating area, raised lawn, shed and fence surround offering a degree of privacy.

### Additional Information

No maintenance fees on the hose.

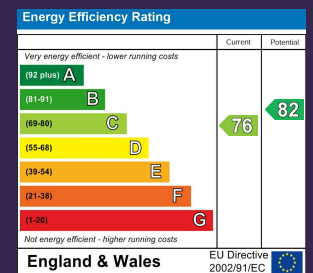






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**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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