



£325,000 Freehold

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

BuckleyBrown
ESTATE AGENTS

OUR NEW FAMILY FAVOURITE. We welcome you a wonderful property on Waterfield Way which offers a delightful setting for family living. This detached house is situated in a peaceful neighbourhood, providing a perfect blend of tranquillity and community spirit. With easy access to local amenities and beautiful countryside, this location is ideal for those seeking a serene lifestyle while remaining close to the conveniences of Mansfield. Let's take a look inside.

Upon entering the property, you are greeted by a spacious reception room that exudes warmth and comfort, making it an inviting space for family gatherings or entertaining guests. The ground floor also features a well-appointed open plan kitchen/living/dining room that flows seamlessly - creating a perfect hub for family meals and entertaining. Complemented by bifold doors opening into the rear garden. The layout is designed for modern living, ensuring that every corner of the home is both functional and stylish. Finally, the ground floor benefits from a handy utility room and downstairs wc for added convenience.

Venturing upstairs, you will find four generously sized bedrooms, each offering ample natural light and space for relaxation. The master bedroom provides a peaceful retreat with an en suite, while the additional bedrooms are perfect for children, guests, or even a home office. The family bathroom is tastefully designed, featuring contemporary fixtures that enhance the overall appeal of the home.

Outside, the property boasts a well-maintained garden, ideal for children to play or for hosting summer barbecues. The driveway accommodates parking for two vehicles along with a single garage, ensuring convenience for the family. This immaculate home is a true gem, offering a perfect blend of modern living and comfort in a desirable location.

Call now to make this your forever family home.





Entrance Hallway

Spacious entrance hallway with a central heating radiator and leading access into;

Living Room 10'9" x 14'3"

Spacious reception room with plush carpeted flooring, central heating radiator and a large box window to the front allowing a wealth of natural daylight to flow through.

Kitchen/Dining/Living Room 18'6" x 12'11"

Modern open plan living presented with matching wall and base cabinets, inset sink with drainer, integrated appliances and ample space to your desired furnishings. Complemented by bi-folding doors opening to the rear garden - bringing the outside inside. Access to a convenient utility room.

Utility 5'4" x 6'1"

Fitted cabinetry with worktops over, space and plumbing for a washing machine/tumble dryer along with an external door to the side elevation.

WC 5'1" x 5'4"

Fitted with a low flush WC and hand wash basin.

Landing

With leading access into;

Bedroom One 10'9" x 16'5"

Carpeted flooring, central heating radiator, built in wardrobes and an en suite. Window fitted to the front elevation.

En Suite 7'3" x 4'5"

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

Bedroom Two 11'2" x 9'4"

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

Bedroom Three 7'1" x 9'4"

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

Bedroom Four 7'4" x 9'1"

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

Bathroom 7'2" x 6'4"

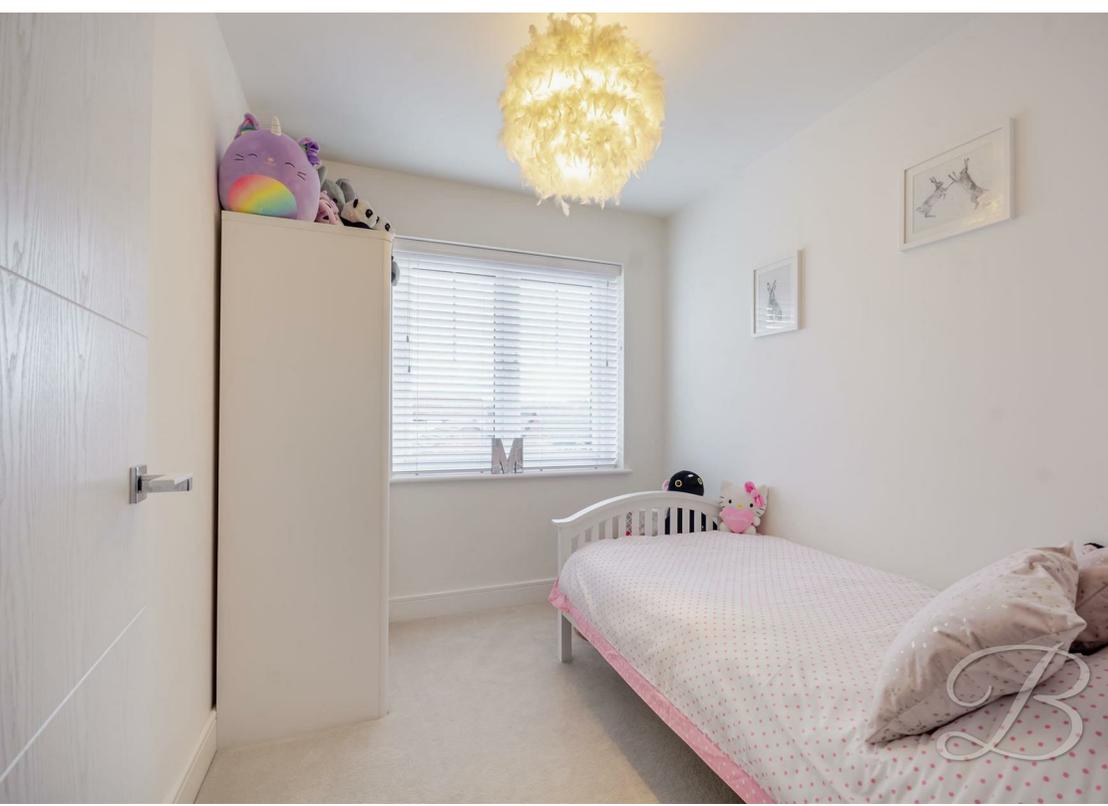
Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower and a window to the side elevation.

Garage

Single garage accessible via the front elevation.

Outside

Low maintenance frontage with a private driveway and a single garage. To the rear you will find





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. Specially no guarantee should not be relied on as a 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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