



£255,000 Freehold

34 SKYLARK WAY | CLIPSTONE VILLAGE | MANSFIELD | NG21 9GG

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SERENE VILLAGE LIFESTYLE WITH ROOM TO RELAX, ENTERTAIN, AND THRIVE. Set on a quiet residential street in the heart of Clipstone Village, this modern detached home, built in 2017, offers well-balanced accommodation designed for comfortable, contemporary living. The property enjoys a peaceful setting while remaining conveniently located for access to local amenities and the nearby town of Mansfield, making it well suited to families and professionals alike.

The accommodation begins with a welcoming entrance hallway that provides a practical and inviting introduction to the home. The ground floor offers a spacious living room, ideal for everyday relaxation or entertaining, alongside a modern open-plan kitchen and dining area that forms the social hub of the property. With ample space for dining and gatherings, this area is perfectly suited to modern family life.

To the first floor, the home features three well-proportioned bedrooms, each offering comfortable and versatile living space. The master bedroom benefits from its own en suite, while a contemporary family bathroom serves the remaining bedrooms, ensuring convenience for the whole household.

Outside, the property is enhanced by a well-maintained rear garden, providing an excellent space for outdoor dining, play, or relaxation. The detached nature of the home offers an added sense of privacy, while the surrounding neighbourhood is known for its friendly community and pleasant village atmosphere.

This property represents a fantastic opportunity for those seeking a modern home in a desirable village location, combining peaceful surroundings with everyday convenience. Don't miss this opportunity! book a viewing on 01623 633633.





#### Hall

Laminate flooring hallway leading to;

#### Living Room 10'2" x 18'5"

Spacious living room with vinyl flooring, spotlights to the ceiling, a central heating radiator, a window to the front elevation, and side door access.

#### Kitchen/Dining Room 9'5" x 18'5"

Spacious living/dining area featuring matching cabinetry and ample worktop space, with integrated appliances including an oven and inset sink. The space is further enhanced by a breakfast bar/island, ideal for casual dining or entertaining. The room benefits from windows to the front and side elevations, allowing plenty of natural light, along with a door providing access to the rear.

#### WC 6'1" x 2'11"

Two piece suite with low flush WC and hand wash basin.

#### Bedroom One 10'4" x 18'5"

Large master bedroom with carpeted flooring, a central heating radiator, access to its own en suite, and a window to the front elevation providing natural light.

#### En Suite 3'10" x 7'4"

Three piece en suite with low flush WC, hand wash basin and shower.

#### Bedroom Two 8'5" x 10'7"

Spacious second bedroom with carpeted flooring, central heating radiator and windows to the front and side elevation.

#### Bedroom Three 9'1" x 7'6"

Third bedroom with carpeted flooring, a central heating radiator, and a window to the side elevation allowing natural light.

#### Bathroom 7'2" x 7'6"

Three piece bathroom with bath, hand wash basin and low flush WC.

#### Garage

Ample space for a vehicle or additional storage.

#### Outside

Driveway to the front elevation providing access to the garage. To the rear, there is a well-maintained garden featuring a lawned area and patio, ideal for outdoor seating and entertaining.







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 is 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>83</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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