



£310,000 Freehold

79 EMMERSON DRIVE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AX

**BuckleyBrown**  
ESTATE AGENTS

WE PROMISE THIS WILL SUIT THE WHOLE FAMILY. Nestled in the charming Clipstone Village, Emmerson Drive offers a delightful setting for family living. This detached home is perfectly positioned to enjoy the tranquillity of village life while being conveniently close to local amenities and excellent transport links. The area is known for its friendly community and picturesque surroundings, making it an ideal place for families to thrive.

Upon entering the property, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. Leading on from here is a versatile conservatory overlooking the rear garden. The ground floor also features a well-appointed kitchen/dining room, which is designed for modern living, allowing for easy meal preparation and family gatherings. Completing the ground floor is a convenient wc.

Moving upstairs, you will find four generously sized bedrooms, two of which benefit from their own en suites. The remaining rooms provide a peaceful retreat for family members, with the potential for personalisation to suit individual tastes. The layout is thoughtfully designed to accommodate family life, ensuring comfort and privacy for all. Just off the landing you will find a neutral three piece family bathroom.

Outside, the property boasts a well-maintained garden, ideal for children to play and for hosting summer barbecues. The outdoor space is perfect for enjoying the fresh air and creating lasting memories with family and friends. This home truly represents a perfect family haven, ready for you to move straight in and start your new chapter.

Call now to book a viewing for this wonderful home!





**Hall**  
Entrance hallway giving access into;

**Kitchen/Dining Room 26'10" x 11'2"**  
Open plan layout whilst the kitchen area is complete with a range of high end gloss wall and base cabinetry, inset sink with drainer, integrated appliances and a window to the front elevation. Ample space for your desired furnishings complemented by french doors opening onto the rear garden.

**Lounge 18'7" x 10'5"**  
Spacious reception room with laminate flooring, central heating radiator and sliding doors leading into the conservatory.

**Conservatory 11'3" x 11'0"**  
Bright and airy space with with surrounding

windows and double doors opening to the side.

**WC 7'10" x 7'3"**  
Fitted with a low flush wc, hand wash basin and a window to the front elevation.

**Landing**  
**Bedroom One 15'0" x 10'4"**  
Laminate flooring, central heating radiator, built in wardrobes, en suite and a window to the front elevation.

**En Suite 7'4" x 6'0"**  
Three piece suite including a hand wash basin, low flush WC and a shower. Fitted with a window to the front elevation.

**Bedroom Two 10'9" x 8'6"**  
Laminate flooring, central heating radiator,

built in wardrobes, en suite and a window to the rear elevation.

**En Suite 5'10" x 4'11"**  
Three piece suite including a hand wash basin, low flush WC and a shower.

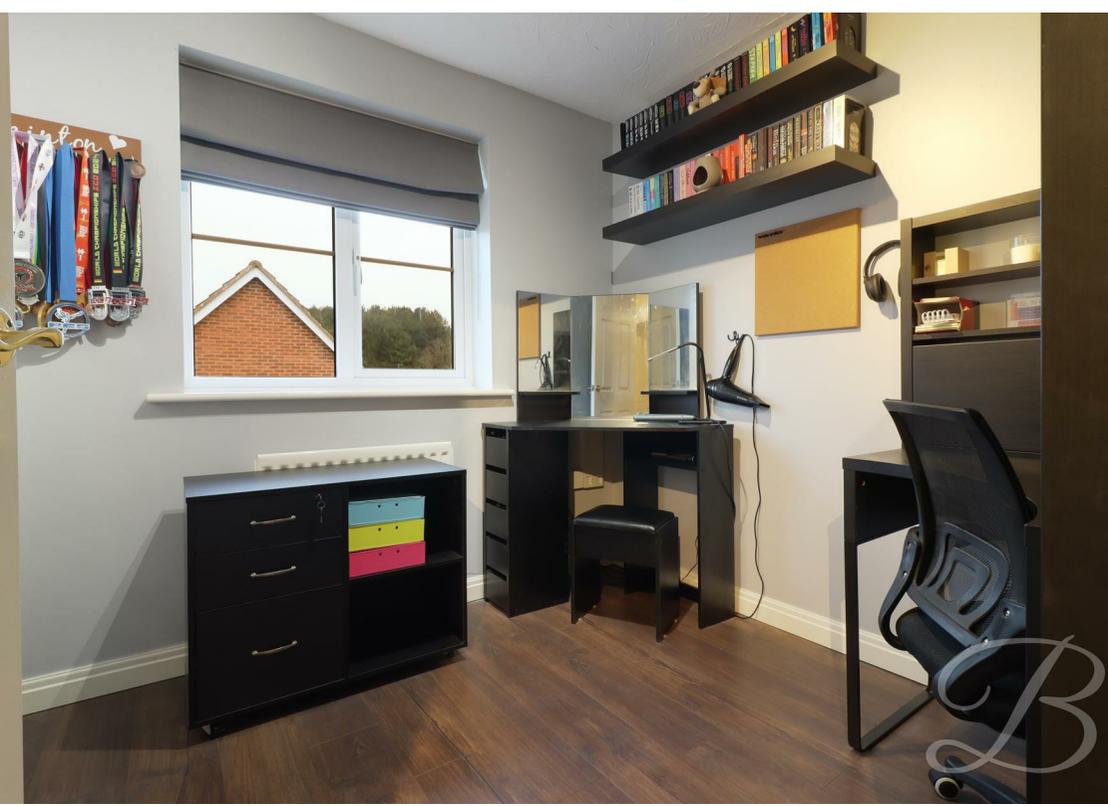
**Bedroom Three 8'2" x 8'2"**  
Laminate flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

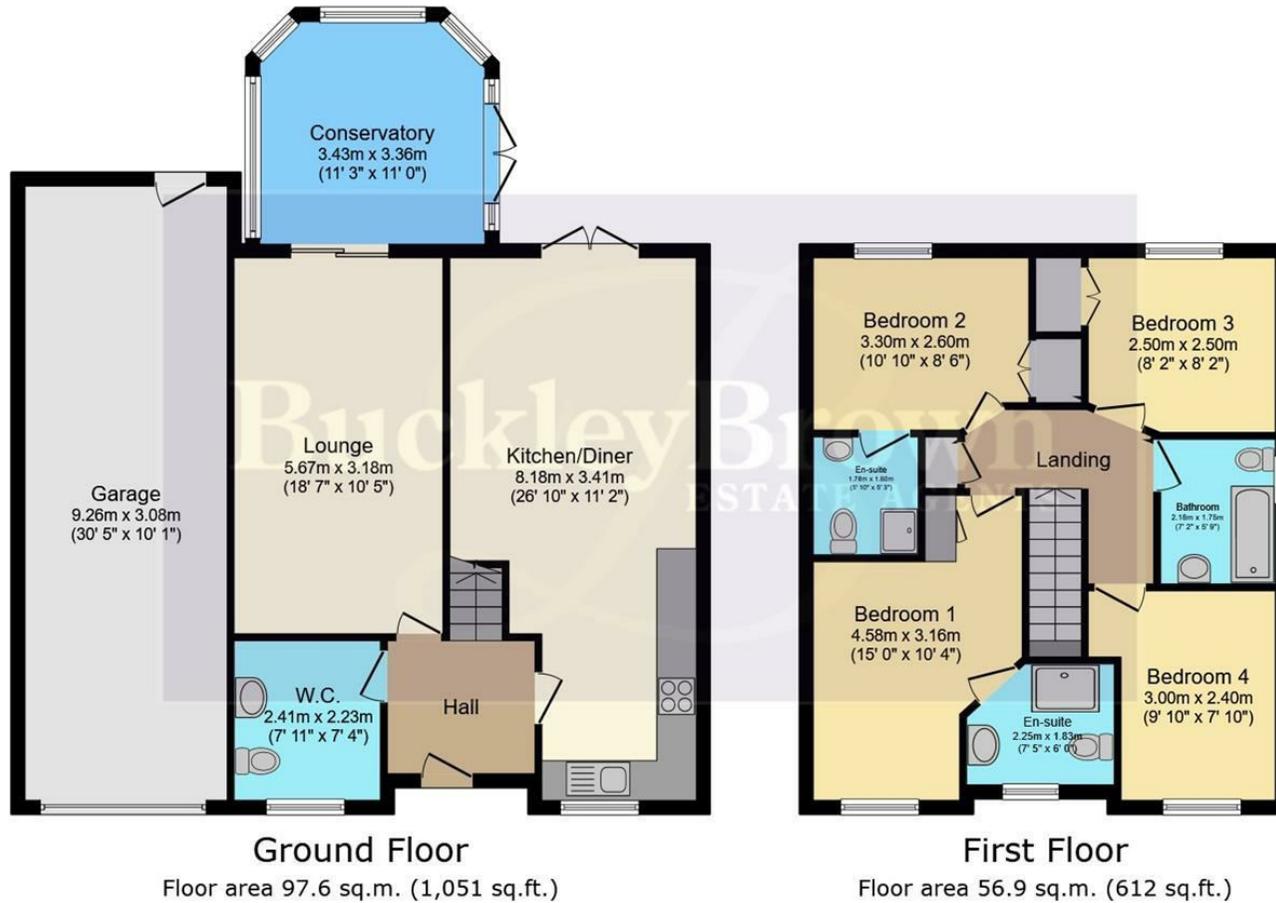
**Bedroom Four 9'10" x 7'10"**  
Laminate flooring, central heating radiator and a window to the front elevation.

**Bathroom 7'1" x 5'8"**  
Three piece family suite comprising of a hand wash basin, low flush wc and a bath with an overhead shower for added convenience. Window to the side elevation.

**Garage 30'4" x 10'1"**  
Accessible from the front elevation with an external door to the rear elevation.

**Outside**  
Low maintenance frontage offering a large private driveway along with an integrated garage. Enclosed rear garden with tiered levels, gravel area, artificial lawn and decked seating space.





Total floor area: 154.5 sq.m. (1,663 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	78
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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