



Offers Over £160,000

Rosebay Gardens, Clipstone Village,
Mansfield,

Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"A fantastic opportunity to purchase a modern two-bedroom home in a desirable village location. The property offers well-planned accommodation throughout, with a stylish kitchen diner, light-filled living space, and a lovely rear garden perfect for enjoying time outdoors. Being close to local amenities, transport links, and scenic walks at Vicars Water, this

- Courtney, Valuer



Home Sweet Home

We are delighted to bring to market this charming two-bedroom end of terrace home, ideally situated within the popular village of Clipstone.

Offering a fantastic opportunity for first-time buyers, couples, or those looking to downsize, this well-positioned property combines comfortable living with convenient access to local amenities and beautiful surrounding countryside.

The home is perfectly located close to a range of local shops, schools, transport links, and everyday conveniences, making it an excellent choice for a variety of buyers. The property also benefits from being just a stone's throw away from the picturesque Vicars Water, providing wonderful opportunities to enjoy peaceful walks, green open spaces, and the natural beauty of the surrounding area.

With its desirable end-of-terrace position, two well-proportioned bedrooms, and excellent village location, this property presents a fantastic opportunity to create a wonderful new home in a sought after community. Early viewing is highly



The Finer Details

This fantastic home presents an excellent opportunity for anyone looking to take their first step onto the property ladder, downsize, or simply find a wonderful new place to call home.

The ground floor offers a modern kitchen diner, thoughtfully designed with ample space for both everyday dining and entertaining friends and family. The bright and welcoming living room provides a comfortable space to relax and benefits from sliding doors leading out to the rear garden, allowing plenty of natural light to flow throughout the room. A convenient ground floor WC completes the accommodation.

Moving upstairs, the property offers two well-proportioned bedrooms, both providing a blank canvas for the new owners to personalise and make their own. The family bathroom is fitted with a contemporary three-piece white suite comprising a WC, hand wash basin, and bath with shower over.

Externally, the property benefits from a private driveway providing valuable off-road parking. To the rear is an enclosed garden, predominantly laid to lawn with a patio seating area, creating a lovely outdoor space ideal for relaxing, entertaining, or enjoying warmer evenings.

This delightful property offers a fantastic blend of modern living, practical accommodation, and a desirable location — making it an ideal choice for a wide range of buyers.





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Life in Clipstone Village

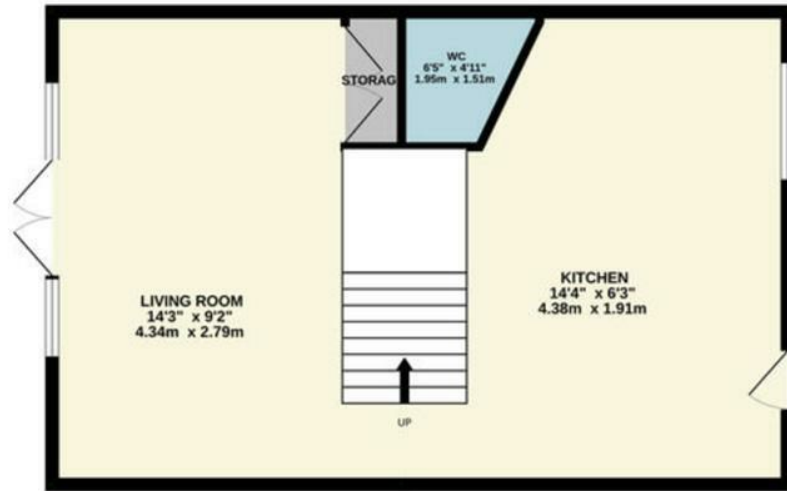
Clipstone Village is a well-established village in north Nottinghamshire, offering a peaceful semi-rural setting with a strong sense of community. Located between Mansfield and Edwinstowe, the village appeals to buyers looking for a balance of countryside living, everyday convenience and accessibility.

The village provides a range of local amenities, including shops, schools and community facilities, while nearby Mansfield and Ollerton offer a wider choice of shopping, healthcare and leisure services. Surrounded by attractive woodland and countryside, Clipstone benefits from easy access to walking and cycling routes, with Sherwood Forest and local nature reserves close by.

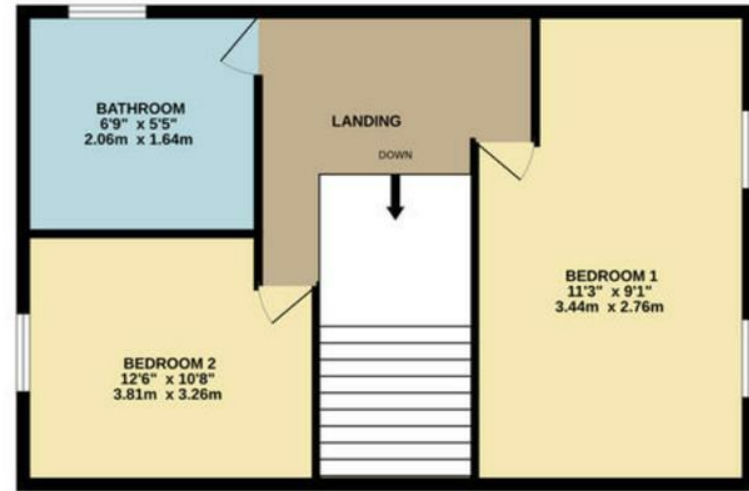
Well connected by road, with convenient links to Mansfield, Nottingham and surrounding areas, Clipstone is a popular choice for families, first-time buyers and those seeking a quieter lifestyle. Combining village character, local amenities and excellent access to the outdoors, it remains an appealing location within north Nottinghamshire.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Key Features

Modern two-bedroom end of terrace home

Ideal opportunity for first-time buyers, couples, or downsizers

Located in the sought-after village of Clipstone

Contemporary kitchen diner perfect for entertaining family and friends

Bright and spacious living room with sliding doors opening onto the rear garden

Two well-proportioned bedrooms offering a blank canvas for the new owners

Enclosed rear garden with lawn and patio seating area

Private driveway providing off-street parking

A short walk from the beautiful Vicars Water and surrounding green spaces

Excellent opportunity to create a wonderful new home



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exceptional representation.

Let's Chat.

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