



£450,000

Clipstone Road West, Forest Town,
Mansfield,



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

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"A rare opportunity to acquire a home within an exclusive development of just three properties, built only four years ago and finished to a high standard throughout. The property offers an impressive sense of space, with exceptionally high ceilings in the open-plan kitchen and dining area creating a bright and airy focal point. Externally, the landscaped garden is beautifully

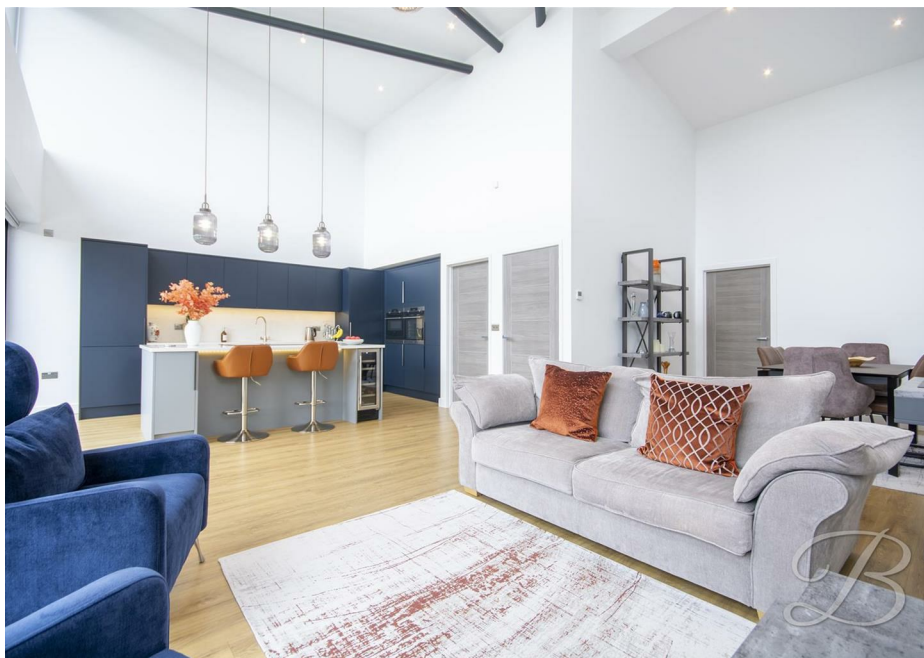
- Luke, Valuer



YOUR PERFECT MODERN RETREAT

From the moment you arrive, this unique modern two-bedroom detached bungalow immediately stands out with its attractive exterior, generous plot, and welcoming sense of space.

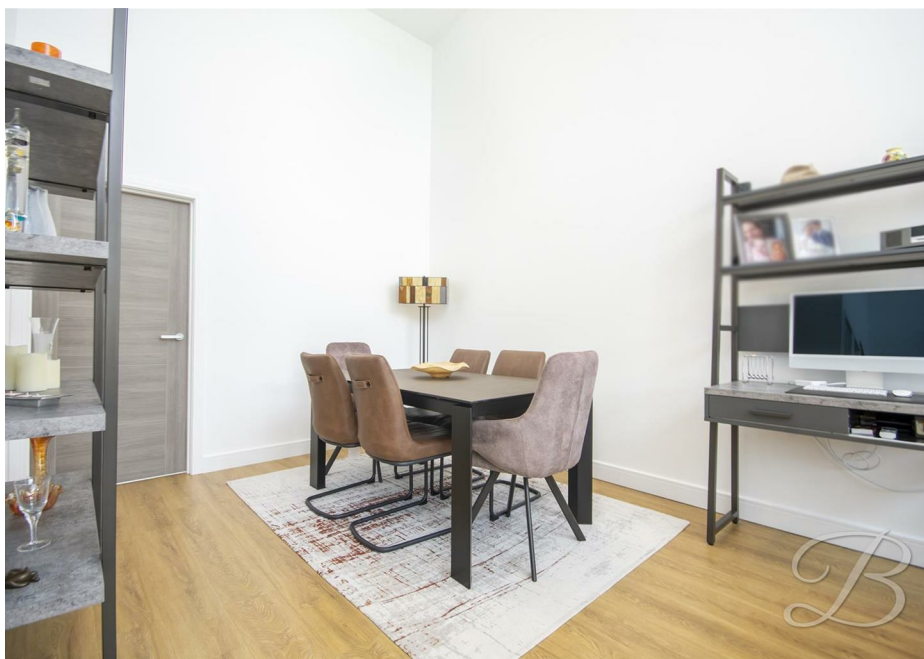
Inside, the property continues to impress with well-proportioned and beautifully maintained accommodation throughout, offering a perfect blend of comfort, style, and practicality. Light-filled living areas create a warm and inviting atmosphere, while the thoughtfully designed layout provides excellent flexibility for everyday living and entertaining. Ideal for a range of buyers, this superb home combines the ease of single-storey living with a contemporary finish, making it a truly special and versatile property.



THE FINER DETAILS

The property is entered via a sleek and welcoming entrance hall which immediately sets the tone for the quality and contemporary style found throughout the home.

At the heart of the property is a stunning and generously proportioned open-plan kitchen, living and dining area, thoughtfully designed to create a bright and sociable space ideal for both everyday living and entertaining. The fully equipped kitchen features a range of integrated appliances, ample storage, and a striking central island providing additional preparation space and casual seating. High ceilings further enhance the sense of light and space, while bi-folding doors open seamlessly onto the rear garden, creating an effortless connection between indoor and outdoor living and making this a perfect space for hosting or relaxing.



The accommodation continues with two well-proportioned bedrooms, both beautifully presented and benefiting from built-in wardrobes offering excellent storage solutions. The principal bedroom enjoys an added touch of luxury with French doors opening directly onto the rear garden, allowing natural light to flood the room, as well as a stylish en suite shower room finished to a high standard. The second bedroom is equally versatile, ideal as a guest room, home office or nursery, and is served by a contemporary family bathroom accessed from the main hallway, completing the internal accommodation.

Externally, the property continues to impress with excellent practicality and curb appeal. To the front, a double driveway provides ample off-road parking and leads to a garage, ensuring convenience and additional storage options. A further detached shed offers useful space for garden tools or hobbies. To the rear, the enclosed garden has been designed with ease of maintenance in mind, featuring an artificial lawn and a well-positioned patio seating area, creating a private and inviting outdoor space perfect for relaxing, entertaining, and enjoying throughout the year.



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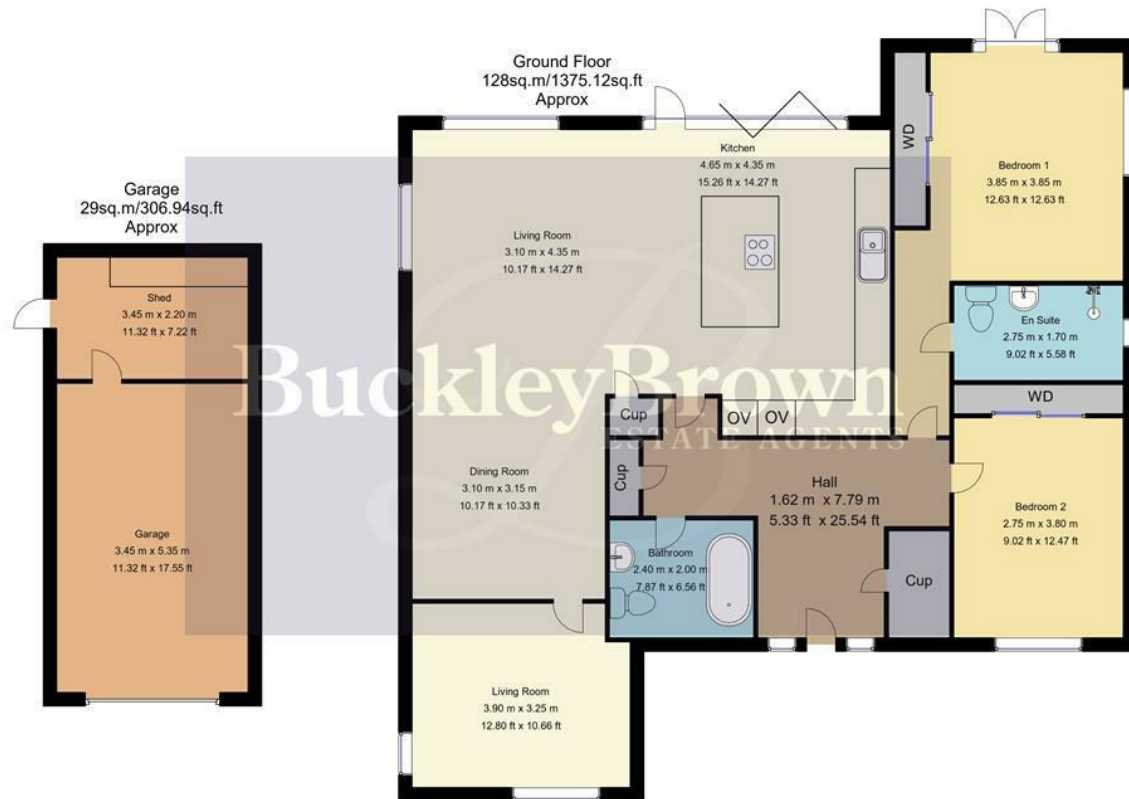
LIFE IN FOREST TOWN

Forest Town is a popular and well-established residential area on the outskirts of Mansfield, offering a welcoming community feel combined with excellent access to local amenities and surrounding countryside. Well suited to families, professionals, and those looking for a more relaxed pace of life, the area provides a convenient yet peaceful setting within easy reach of larger towns and transport links.

The area benefits from a strong range of everyday amenities, including local shops, schools, healthcare services, and leisure facilities, all contributing to its strong sense of community. Nearby Mansfield offers a wider selection of retail and dining options, including the Four Seasons Shopping Centre, along with regular markets and a variety of entertainment and leisure opportunities, ensuring residents have everything they need close at hand.

Surrounded by green spaces and close to open countryside, Forest Town is particularly appealing to those who enjoy the outdoors. With access to local parks, walking routes, and woodland areas, including nearby Sherwood Forest, residents can enjoy a healthy and active lifestyle. The combination of convenience, community spirit, and access to nature makes Forest Town a highly desirable place to live.





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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Key Features

Sleek and welcoming entrance hall

Spacious open plan kitchen, living and dining area

Fully integrated kitchen with central island

High ceilings enhancing natural light and space

Bi-folding doors opening to the rear

Two well-proportioned bedrooms with built in wardrobes

Master bedroom with en suite and french doors

Driveway and garage

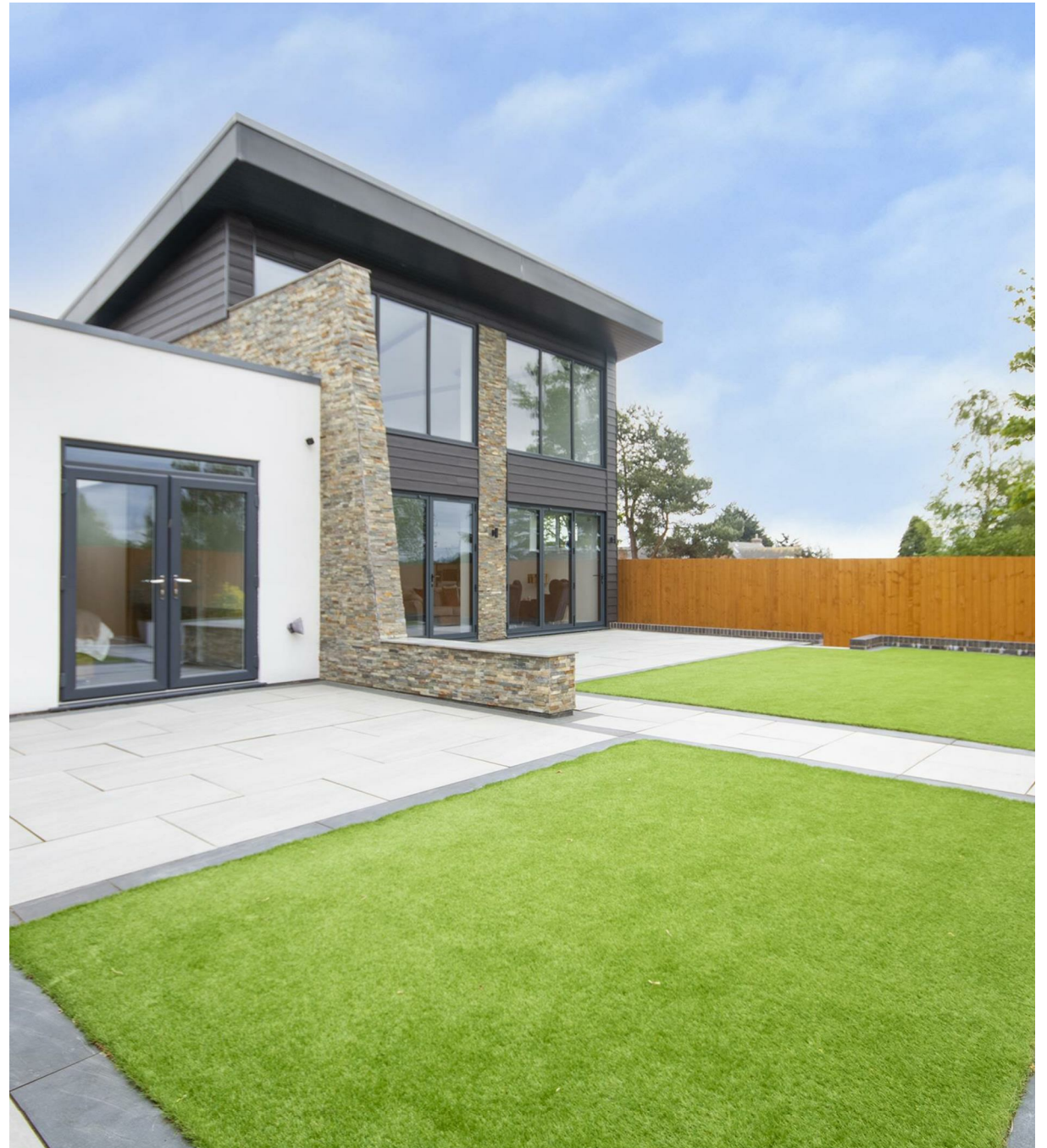
Size

Approximately 1681 sq.ft

Energy Performance Certificate (EPC)

Rating B

Council Tax Band D



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