



Price Guide £300,000 Freehold

31 FIRST OAK DRIVE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9FS

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GUIDE PRICE - £300,000 - £325,000 - IMPRESSIVE FAMILY HOME!

Located in the heart of Clipstone Village, this generously proportioned five-bedroom detached home offers a fantastic opportunity for families seeking space, comfort, and a well-established setting. Let's take a look inside...

On the ground floor, the property features a spacious living room and a separate dining room, perfect for formal meals or entertaining. At the rear, you'll find a bright and airy open-plan kitchen/living area, complete with patio doors leading out to the garden—ideal for modern family life. A utility room and a convenient ground floor WC add to the practical layout.

Upstairs, there are five well-sized bedrooms, with the main bedroom benefiting from a private en suite shower room. A family bathroom is positioned off the landing to serve the remaining bedrooms.

Outside, the front of the home is framed by attractive decorative shrubs, with a pathway leading to the front door and a private driveway providing access to a single garage. To the rear, the lovingly maintained garden is mainly laid to lawn and features a decked seating area, perfect for outdoor dining or relaxing, all enclosed by secure fencing for privacy.

This superb property offers versatile living space, modern features, and a desirable village location, making it an ideal long-term family home.

Call now to make this your forever home!





#### Entrance Hallway

Spacious hallway with leading access into;

#### Living Room 10'5" x 16'1"

Carpeted reception room with a window to the front elevation.

#### Dining Room 8'3" x 9'10"

Versatile reception room with a window to the front elevation.

#### Kitchen/Living Room 10'3" x 26'6"

Complete with a range of matching wall and base cabinetry, ample worktop space over, inset sink with drainer, integrated appliances and a window to the rear elevation. Open plan to the living area which is bright and airy with patio doors opening to the rear garden.

#### Utility 5'4" x 8'4"

Located just off the kitchen, fitted with cabinets, worktops over and an external door to the side. Additional space and plumbing for a washing machine/tumble dryer.

#### WC

Fitted with a hand wash basin and low flush WC.

#### Landing

Central landing with a fitted cupboard and further access into;

#### Bedroom One 8'7" x 14'9"

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



#### Bedroom Two 9'7" x 10'10"

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

#### En Suite 5'10" x 6'5"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the front elevation.

#### Bedroom Three 8'10" x 10'5"

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

#### Bedroom Four 8'8" x 10'0"

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

#### Bedroom Five 7'1" x 8'8"

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

#### Bathroom 5'6" x 8'0"

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

#### Outside

Decorative shrubs to the front with a pathway leading to the front door along side a private driveway and single garage. The rear garden has been lovingly maintained and offers mainly laid to lawn, a decked seating area and fence surround.



Ground Floor  
71 Sq.m/ 764.67 Sq.ft  
Approx



First Floor  
71 Sq.m/ 760.681 Sq.ft  
Approx



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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) A			93
(81-91) B		85	
(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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