



Guide Price £230,000 Freehold

28 HILCOTE DRIVE | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AT

BuckleyBrown
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*** Guide Price - £230,000 - £240,000 ***

NO CHAIN!

STYLED TO PERFECTION!... Nestled in the charming Clipstone Village, Hilcote Drive offers a delightful semi-detached house that is perfect for families and individuals alike. This peaceful location is well-connected to Mansfield, providing easy access to local amenities, schools, and beautiful countryside walks, making it an ideal setting for those seeking a blend of convenience and tranquillity.

Upon entering the property, you are greeted by a well-appointed kitchen, which flows seamlessly into a dining area, creating an inviting space for family meals and gatherings. Just next door is bright and airy living room complemented by bi-folding doors opening to the rear garden.

Venturing upstairs, you will find three generously sized bedrooms, the master benefitting from its very own en suite. The family bathroom is also located on this floor, featuring modern fixtures and fittings, providing a relaxing retreat.

Outside, the property benefits from a well-maintained garden, perfect for outdoor activities and enjoying the fresh air. The rear garden is a lovely space for children to play or for hosting summer barbecues with friends and family. There is also off-road parking available, adding to the convenience of this delightful home. Overall, this semi-detached house on Hilcote Drive presents an excellent opportunity for those looking to settle in a friendly community with all the comforts of modern living.

Call now to arrange your viewing!





Kitchen/Dining Room 11'6" x 15'4"
Modern open plan kitchen diner fitted with a range of matching wall and base cabinets, worktops over, inset sink with drainer, integrated appliances, storage cupboard and a window to the front.

Living Room 16'6" x 10'0"
Spacious reception room complemented by bi-folding doors opening onto the rear garden.

WC
Fitted with a hand wash basin, low flush WC and a window to the front elevation.

Landing
Storage cupboard and leading access into;



Bedroom One 9'3" x 7'7"
Carpeted flooring, central heating radiator, en suite and a window to the rear elevation.

En Suite 3'10" x 7'7"
Three piece suite comprising of a hand wash basin, low flush WC and a shower.

Bedroom Two 8'7" x 9'9"
Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 6'11" x 8'4"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 7'7" x 5'6"
Three piece family suite comprising of a hand wash, low flush WC and a bath.
Window to the front elevation.

Outside
Low maintenance frontage with a private driveway to the side. The rear garden boasts a well maintained lawn, both decked and patio seating areas and fence surround.





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. Specifically 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-80) B	83	
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.

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