



Guide Price £550,000 Freehold

1A CLIPSTONE DRIVE | FOREST TOWN | MANSFIELD | NG19 0JJ

**BuckleyBrown**  
ESTATE AGENTS



**\*\*GUIDE PRICE £550,000-£575,000\*\***

## YOUR DREAM FAMILY HOME!...

Welcome to this beautifully presented six-bedroom detached home, offering an exceptional blend of space, character, and modern convenience—perfectly suited for growing families or anyone seeking versatile living. Situated in the sought-after area of Forest Town, the property enjoys easy access to local amenities including schools, parks, shops, and excellent transport links.

Upon entry, you are welcomed into a spacious hallway that sets the tone for the rest of the home. The heart of the property is a stunning open-plan kitchen, living, and dining area—perfect for everyday family life and entertaining alike. The kitchen provides ample worktop and storage space with a functional layout that flows seamlessly into the dining and living areas. A separate utility room adds extra practicality. There's a bright and airy sitting room featuring large windows that flood the space with natural light. The main living room boasts a charming feature fireplace and opens directly into the conservatory through French doors. The conservatory, with its surrounding windows and double doors to the garden, offers a peaceful setting for relaxing or entertaining year-round. The ground floor also includes a double bedroom complete with its own en-suite.

Upstairs, the home continues to impress with five further well-proportioned bedrooms. The master suite includes a stylish en-suite and a spacious walk-in wardrobe. A modern family bathroom serves the remaining bedrooms, offering both practicality and comfort.

Externally, the home sits on a generous plot with a large block-paved driveway to the front, providing ample off-street parking and leading to a detached double garage. The rear garden is well-established and mostly laid to lawn, enclosed by fencing for privacy. A patio area provides the perfect outdoor dining space, and a shed adds additional storage.





#### Entrance Porch

With access to;

#### Hallway

With staircase leading to the first floor and access to;

#### Sitting Room 13'0" x 17'7"

With windows to the front elevation

#### Utility Room 9'6" x 10'1"

Complete with a range of matching units, pantry and cupboard for additional storage, window to the side elevation and a door leading nicely outside for added convenience

#### Kitchen/Dining Room 11'11" x 18'5"

Complete with a range of matching units and cabinetry with complementary work

surface over and inset sink and drainer.

With windows to the rear elevation, cupboard for additional storage and a door leading nicely outside for added convenience

#### Bedroom Five 12'4" x 14'7"

With window to the front elevation

#### Living Room 14'7" x 18'6"

With window to the side elevation and double doors leading nicely outside

#### Conservatory 11'3" x 13'1"

With surrounding windows overlooking the garden and double doors leading out onto the garden

#### Landing

With access to;



#### Bedroom One 13'3" x 17'8"

With built-in wardrobes and window to the front elevation

#### Bedroom Two 14'7" x 14'8"

With window to the rear elevation

#### Bedroom Three 13'6" x 14'8"

With built-in cupboards for additional storage and window to the front elevation

#### Bedroom Four 10'5" x 14'6"

With window to the rear elevation

#### Bedroom Six 10'2" x 11'1"

With window to the rear elevation

#### En-suite to Bedroom Five 6'2" x 7'10"

Complete with enclosed shower, low flush WC and window to the front elevation

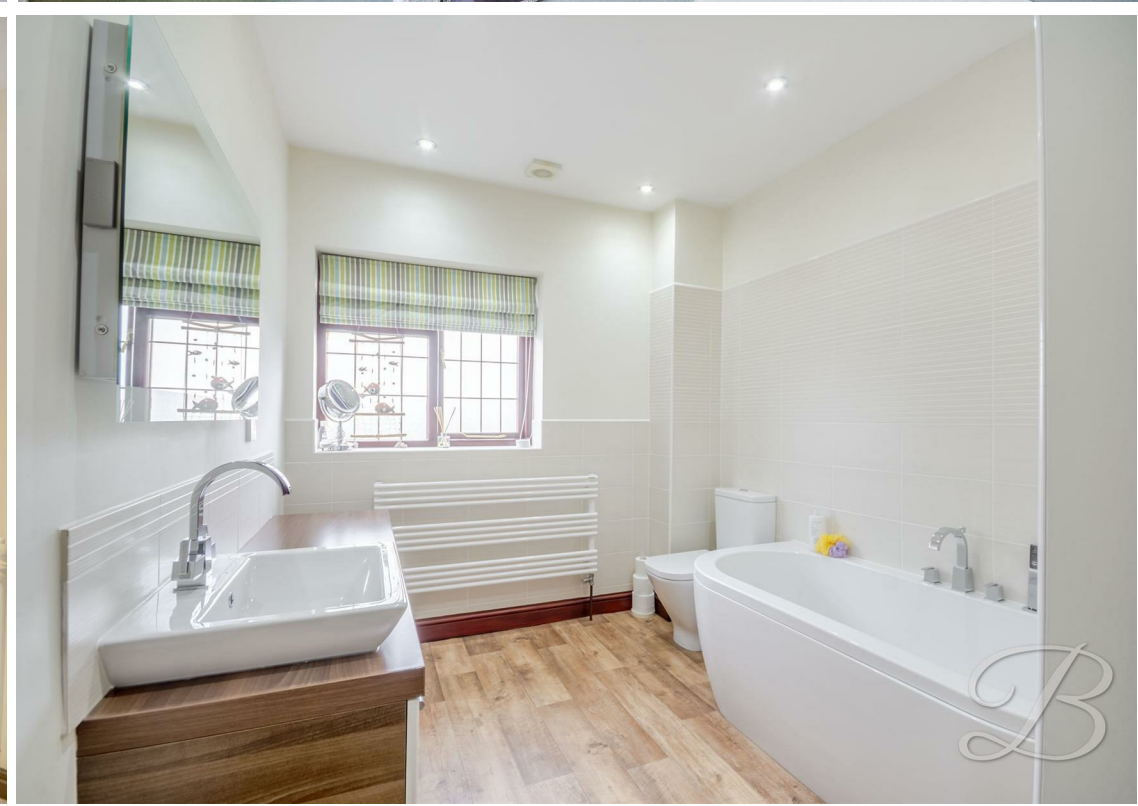
#### En-suite to Bedroom One 6'8" x 7'8"

Complete with enclosed shower, low flush WC, wash hand basin and window to the side elevation

#### Outside

With a spacious block-paved driveway to the front allowing for ample off-street parking, which in turn leads to the detached double garage. There is a well established garden to the rear, mainly laid to lawn with fence surround offering a degree of privacy. With a shed for additional storage and a paved patio seating area.









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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.

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