



Clipstone Road West, Forest Town
Mansfield, Nottinghamshire, NG19 0HJ

 **NEWTON
FALLOWELL**

Clipstone Road West, Forest Town Mansfield, Nottinghamshire, NG19 0HJ

** AN EXCITING OPPORTUNITY HAS ARISEN TO PURCHASE THIS BEAUTIFULLY PRESENTED FOUR BEDROOMED DETACHED PROPERTY - SET ON A LARGE ESTABLISHED ENCLOSED PLOT (approximately half an acre)
WITH GATED ACCESS in Forest Town, Mansfield, Nottinghamshire**

VIEWINGS are highly recommended to appreciate what this home really has to offer. Comprising of: Entrance hallway with stairs rising, large bay fronted lounge to the front elevation, separate dining room/reception room leading onto the raised deck. The kitchen is a modern cream gloss shaker style fitted with various appliances rear, boot room with storage and a downstairs cloakroom/WC. First floor: Galleried landing, four light and airy bedrooms, walk in dressing room and En-suite shower room to the master along with a family bathroom.

Externally: Main entrance leading towards double gates, opening up onto the main parking area to the front/side elevations. The rear garden is a real treat that just goes on and is mainly lawned with established trees/shrubs.

**Masses of potential should you wish to further extend or develop as many homeowners have gained planning permission to build locally (buyers are advised to make own enquiries with planning on options available). EPC Rating C, Council Tax Band C.



Accommodation

Entrance Hallway

Bay Fronted Lounge

13'7" x 11'5" (4.153 x 3.493)

Dining Room/Reception Room Two

19'0" x 9'10" (5.793 x 3.021)

Kitchen

13'10" x 10'7" (4.227 x 3.227)

Boot Room (with storage)

6'7" x 5'4" (2.019 x 1.651)

Downstairs cloakroom/WC

First Floor Landing

Master Bedroom

15'2" x 10'7" (4.634 x 3.247)

Dressing Room

6'10" x 4'9" (2.105 x 1.458)

En-suite

Bedroom Two

13'1" x 11'5" (4.007 x 3.496)

Bedroom Three

Bedroom Four

7'6" x 7'5" (2.295 x 2.277)

Laundry Room

Family Bathroom

Externally

Store Room

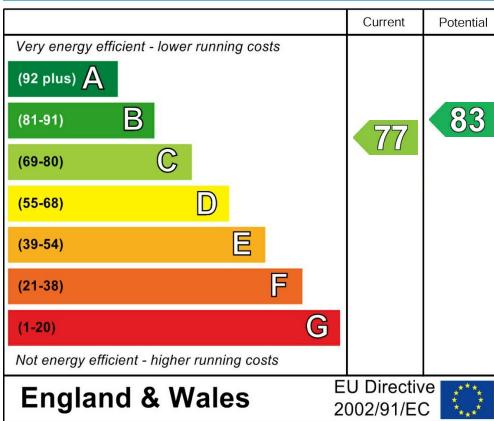








Energy Efficiency Rating

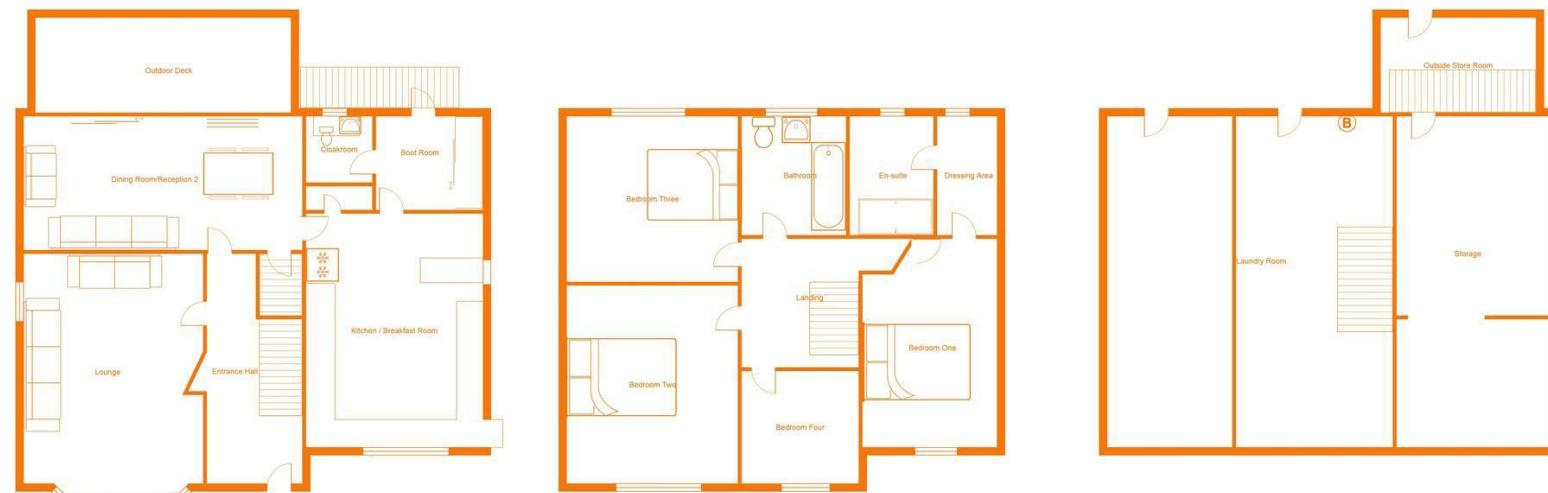


AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



All measurements are approximate and for display purposes only.

 **NEWTON
FALLOWELL**

t: 01623 424 616

e: mansfield@newtonfallowell.co.uk

www.newtonfallowell.co.uk

