



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

 **NEWTON**
FALLOWELL

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** 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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All measurements are approximate and for display purposes only.



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