



Sorrell Square, Clipstone Village
Mansfield, NG21 9GX



Sorrell Square, Clipstone Village Mansfield, NG21 9GX £225,000 Freehold

-BUY THIS HOM BEFORE THE 30TH OF SEPTEMBER AND RECEIVE
£150 IN LOVE2SHOP VOUCHERS TO SPEND ON YOUR NEW
HOME**

**Beautifully presented property built by Avant Homes, with no
expense spared and the majority of the NHBC builders warranty
remaining**

NEW for August 2022 is this very well-kept semi-detached situated
on a popular residential development in Clipstone. This property is
a "Cambridge" and comprises of the following: Entrance via a
composite door into the open-plan kitchen, downstairs
cloakroom/WC, utility cupboard, then opening up into the lounge
boasting a media wall with lighting and bi-folding doors along
one wall.

First floor: Galleried landing and loft access, three bedrooms
(master has built-in modern wardrobes) along with a family
bathroom, and two-tone tiling.

Externally: Low maintenance slated front garden and path,
blocked paved access to the double driveway space at the rear.
Locally, there are shops only a short stroll away, green spaces,
play parks, and woodland surrounding the development.

VIEWING ESSENTIAL!



Accommodation

Live-Eat Area

14'11" x 11'0" (4.56 x 3.36)

Sitting Room

15'3" x 10'5" (4.66 x 3.20)

Cloakroom/WC

5'8" x 3'5" (1.75 x 1.06)

Utility Cupboard

Galleried Landing

Master Bedroom

14'11" x 8'2" (4.56 x 2.51)

Bedroom Two

10'5" x 7'8" (3.19 x 2.35)

Bedroom Three (L-Shaped)

10'4" x 6'10" (3.15 x 2.10)

Family Bathroom


7'8" x 6'3" (2.35 x 1.92)

Externally



- £150 LOVE2SHOP VOUCHERS TO SPEND (purchase before the 30/9/22)
- Immaculately presented three bedroomed semi detached
- Downstairs cloakroom/WC and a separate utility cupboard
- Landscaped low maintenance front and rear garden
- Block paved parking at the rear
- A short stroll to one of many play parks in the area for younger children
- Close to forest, trails and parks
- Under builders warranty
- Modern development



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	

COUNCIL TAX INFORMATION:

Local Authority: Newark and Sherwood
Council Tax Band: B

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



t: 01623424616

e: mansfield@newtonfallowell.co.uk



Floor plan

Ground Floor



