



Sorrell Square, Clipstone Village
Mansfield, NG21 9GX

 **NEWTON
FALLOWELL**



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

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

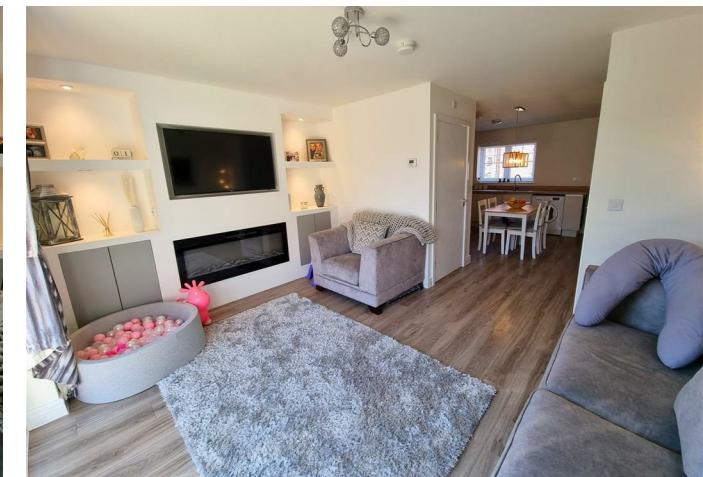
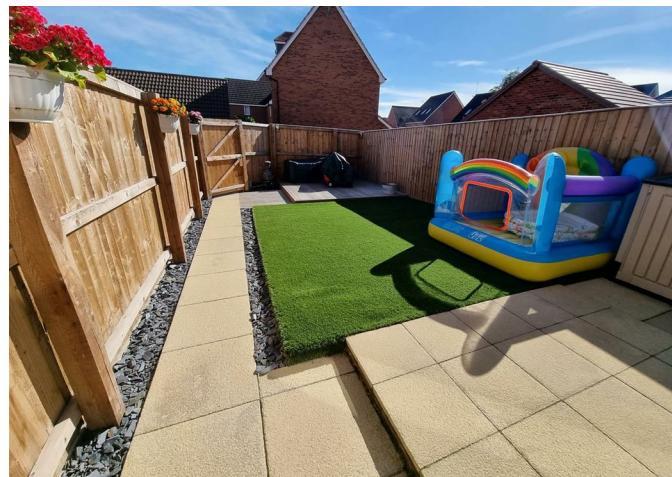
Beautifully presented property built by Avant Homes, with no expense spared and the majority of the NHBC builders warranty remaining

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



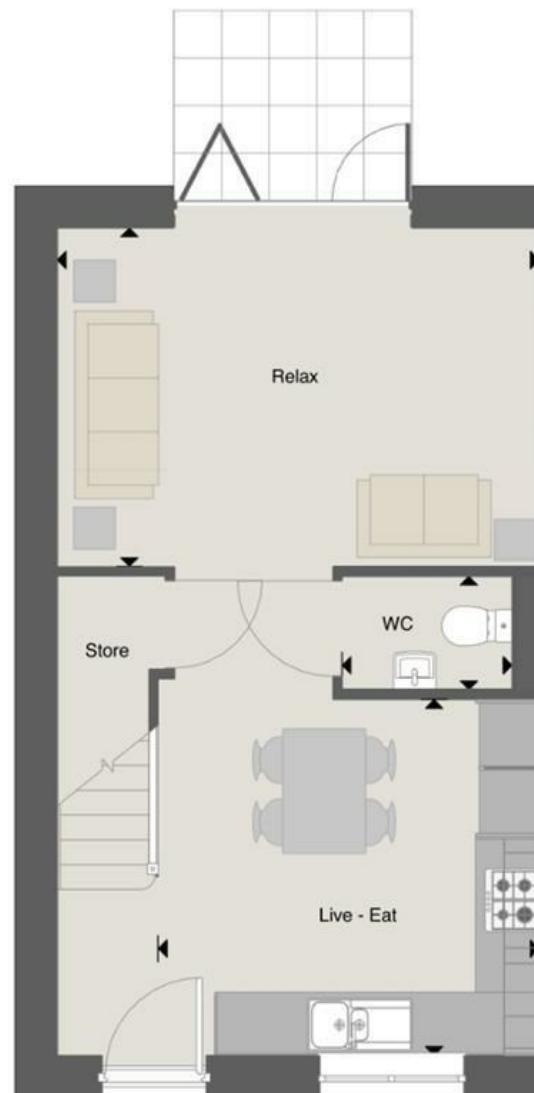
- £150 LOVE2SHOP VOUCHERS TO SPEND (purchase before the 30/9/22)
- Immaculately presented three bedroomed semi detached
- Downstairs cloakroom/WC and a separate utility cupboard
- Landscaped low maintenance front and rear garden
- Block paved parking at the rear
- A short stroll to one of many play parks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





Floor plan

Ground Floor



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

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