

# 31 Clifton Grove, Mansfield £275,000 Freehold

HUGE POTENTIAL ON THIS DETACHED HOME • LARGER THAN AVERAGE PLOT WITH POTENTIAL • TWO RECEPTION ROOMS & THREE BEDROOMS • SOUGHT AFTER RESIDENTIAL LOCATION • NO UPWARD CHAIN, VIEWING HIGHLY RECOMMENDED • EPC RATING: E



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# How To Find The Property

Take the Southwell Road A6191 out of Mansfield for approximately one and a half miles and turn right into Clifton Grove opposite Big Barn Lane. The property is on the left hand side, occupying a fantastic plot and clearly marked by one of our signboards.

# Entrance Hall

The entrance hall is accessed via a double-glazed door to the front of the property. Stairs rise to the first floor, and there is a central heating radiator. Internal doors provide access to the kitchen and lounge.

# Lounge

Dimensions: 4.06m max into bay x 3.40m (13'4" maximum into bay x 11'2")The lounge features a UPVC double-glazed bay window to the front aspect, with an additional window to the rear, flooding the room with natural light. A gas fire (not tested) sits as a central feature, adding warmth and character. There are two central heating radiators, TV points, and power points, making it a cosy yet spacious area to relax in.

## **Dining Room**

Dimensions: 4.04m max to bay x 3.40m (13'3" maximum into bay x 11'2") A spacious and versatile reception room, the dining room has a gas fire as a central feature (not tested) and a UPVC double-glazed window to the front aspect, providing natural light. The room benefits from a central heating radiator, TV point, and power points, with open access to the kitchen for convenient living.

# Kitchen

Dimensions: 6.02m max x 2.72m (20'4" maximum x 8'11") The kitchen offers a generous selection of base units with a work surface housing a one-and-a-half-bowl sink and drain unit with a mixer tap. Dual aspect windows allow plenty of natural light to fill the room. A rangestyle cooker with a six-ring gas hob is included in the sale, along with a fitted extractor fan. Complementary tile splashback adds style, and there is an understairs cupboard for additional storage. The kitchen has open access to the dining room, with further doors leading to the lean-to utility area. There is also a central heating radiator.

# Lean Too Utility Area

Dimensions: 2.72m x 2.36m (8'11" x 7'9") The lean-to utility space provides room and provisions for a washing machine. The oil central heating boiler is located here, and UPVC double-glazed windows and doors offer views and access to the rear garden. An internal door leads into the kitchen for easy access.

#### First Floo

## Bedroom No 1

Dimensions: 4.14m x 3.58m (13'7" x 11'9") A generous double bedroom located at the front of the property, featuring a UPVC double-glazed window that allows plenty of natural light. The room includes two central heating radiators, deep skirting boards, power points, and loft access.

## Bedroom No 2

Dimensions: 3.63m x 3.40m 911'11" x 11'2") Another spacious double bedroom, bedroom two features two central heating radiators and a UPVC double-glazed window to the front aspect. Like bedroom one, it includes deep skirting boards and power points.

# Bedroom No 3/ Study Room

Dimensions: 2.72m x 2.59m (8'11"x 8'6") This versatile room overlooks the rear garden through a UPVC double-glazed window. It includes a central heating radiator, power points, fitted storage units, and access to the shower room.

#### Shower Room

The shower room is well-appointed with fitted base units providing ample storage space and a work surface housing a sink and drain unit with a mixer tap. There is a low flush WC and a mains-fed shower cubicle. The room features tiled and panelled walls, a central heating radiator, and a UPVC double glazed window to the rear aspect.

## Outside

The property is situated on a substantial plot, offering tremendous potential for future extensions, subject to the necessary planning permissions. The front is bordered by a mature conifer hedge providing privacy, and there is a driveway with ample space to park several vehicles. A covered carport offers additional parking options, including potential storage space for a motorhome or caravan. The garage benefits from an up-and-over electric door, with power and lighting already installed, making it practical for a variety of uses. Gated access from the front of the property leads around to the rear garden. The rear garden is designed with low maintenance in mind, featuring paved patio areas that are perfect for outdoor seating and entertaining. Fenced and shrubbed boundaries ensure a high degree of privacy, making this space a peaceful retreat. With ample room for further expansion, this garden offers significant potential, subject to the necessary consents. Additional features include access to the garage via a pedestrian door, two useful outhouse storage areas, and the oil tank for the central heating system, which is also located in the rear garden. Gated access to both sides of the property provides convenient passage between the front and rear gardens.

## Additional Information

Tenure: Freehold, Council Tax Band: D,Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

Potential buyers are to be made aware that the property is oil central heating, but there is a gas supply to the property should you wish to convert to gas. The property was also underpinned around the early 1990's, and we are lead to believe all works needed were carried out. Which is not uncommon for this area.





