





# 11 Clipstone Road East, Forest Town

£175,000 Freehold

EXTENDED semi detached house • Utility room & downstairs wc • Off Street parking. EPC RATING: D • CONSERVATORY. LOG BURNER • THREE BEDROOMS















## How to find the property

Leave Mansfield via the A60 Woodhouse Road and turn right at the Fourways traffic lights onto Old Mill Lane, turn left over the first mini roundabout then left at the second mini roundabout onto Sandlands Way over the next mini roundabout continue to the junction at the top then turn left then immediately second left onto the slip road, the property is clearly marked by one of our signboards.

# **Entrance Hall**

With stylish bespoke composite door into hallway, upvc to the side, stairs to the first floor, radiator and door to the lounge.

# **Living Room**

Dimensions: 4.42m maximum into bay x 3.81m (14'6" maximum into bay x 12'6"). A beautifully appointed living space, with large upvc window to the front, laminate floor, door to walk in storage cupboard, radiator and door through to the dining room. The main feature of this room is the multi fuel log burner, nestled into the chimney breast wall.

# Dining room

Dimensions: 3.81m x 2.97m (12'6" x 9'9"). With radiator, doors to the utility room, downstairs wc and opening to the kitchen.

# Kitchen

Dimensions: 4.22m x 1.96m (13'10" x 6'5"). Fitted with a range of wall and base units cupboards and drawers, cooker, sink and drainer, space for fridge and freezer, plumbing for washing machine, window and door leading into the conservatory.

## Conservatory

Dimensions: 3.99m x 2.90m (13'1" x 9'6"). Upvc double glazed with French doors to the rear, electric radiator and tiled floor.

## **Utility room**

Dimensions: 1.52m x 0.91m (5' x 3'). With upvc window, plumbing fo washing machine and wall mounted gas central heating boiler, approximately two and half years old

# Downstairs wc

With corner wc, wash hand basin and extractor fan.

#### **First Floor**

# Stairs and landing

With access to 3/4 boarded loft, upvc window to the side and doors to the bedroom and shower room.

## Bedroom one

Dimensions: 3.86m x 2.79m (12'8" x 9'2"). With upvc window to the front, radiator and fitted wardrobes to one wall with sliding doors.

# Bedroom two

Dimensions: 3.15m x 2.79m (10'4" x 9'2"). With upvowindow to the rear and radiator.

## **Bedroom Three**

Dimensions: 2.21m x 1.93m (7'3" x 6'4"). With upvc window to the front and radiator

## Shower room

Three piece suite comprising of:- corner shower with electric shower, wash hand basin in vanity unit, low flush wc, part boarded, chrome heated towel rail and upvc window to the front of the property.

## Outside

The front of the property is part enclosed with off street parking for several vehicles, to the side is a shared drive with gated access to the rear garden. The delightful rear garden is laid to lawn with garden shed and slabbed patio area.

# **Additional Information**

Standard construction

Tenure: Freehold

Council Tax Band C

Log burner certificated

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadbanc checker





