





37 Kerry Close, Clipstone Village £215,000 Freehold

DRIVE & INTEGRAL GARAGE • EASY ACCESS TO SHERWOOD PINES, EPC RATING: C • KITCHEN/DINER, IDEAL FOR ENTERTAINING • FOUR BEDROOMS WITH MASTER EN-SUITE • MODERN THREE STORY HOME















How To Find The Property

Leave Mansfield continue through Forest Town, over the main roundabout continuing into Clipstone, past the local high street for approximately one mile until reaching the roundabout where you take the first left onto Cavendish Way, follow the road until turning right onto Bluebell Wood Lane, then turn left onto Kerry Close. The property is then located on the left hand side clearly marked by one of our signboards.

Ground Floor

Entrance Hall

Dimensions: 5.03m x 1.96m (16'6" x 6'5"). Accessed via a door leading from the driveway, the entrance hall is neutrally decorated, setting a welcoming tone for the rest of the property. It features a central heating radiator, and internal doors lead to the kitchen, downstairs WC, and integral garage. Stairs rise to the first floor, creating a sense of flow throughout the space.

Downstairs WC

A practical and well-maintained space, this WC includes a pedestal sink unit with a mixer tap, a low flush WC, and a central heating radiator. It provides a convenient feature, especially for families and guests.

Kitchen/Diner

Dimensions: 4.55m x 3.81m (14'11" x 12'6"). This modern kitchen offers a stylish range of wall and base units, complete with integral appliances, including a fridge/freezer and dishwasher. The work surface houses a one-and-a-half bowl sink and drainer unit with a mixer tap, alongside a four-ring gas hob, double oven, and extractor fan. The tile flooring and central heating radiator complement the functional design. There is ample space for dining, comfortably accommodating at least six people. UPVC double-glazed windows and doors allow for plenty of natural light while providing views and access to the rear garden, making it an ideal spot for hosting.

Integral Garage

The integral garage, accessible from both the driveway and the internal hallway, is equipped with power and lighting. It offers the potential to be converted into additional living space, subject to the necessary permissions, adding versatility to the property.

First Floor

Landing

Living Room

Dimensions: 4.55m x 3.91m (14'11" x 12'10"). This beautifully decorated lounge features modern paneling on some walls, creating a cozy and contemporary atmosphere. A Juliet-style false balcony with double doors overlooks the garden, filling the room with natural light. The space is equipped with a central heating radiator, TV point, and power outlets.

Bedroom No. 3

Dimensions: 3.89m maximum x 2.46m (12'9" maximum x 8'1").

Currently set up as a home office, this versatile room is located at the front of the property. It features a UPVC double-glazed window, central heating radiator, and power points, making it ideal for those working from home.

First Floor WC

Dimensions: 2.46m x 0.97m (8'1" x 3'2"). This separate WC, located on the first floor, is especially useful for families. It includes a pedestal sink with a mixer tap, a low flush WC, and a central heating radiator.

Second Floor

Bedroom No 1

Dimensions: 3.89m x 3.40m maximum (12'9" x 11'2" maximum). A spacious double bedroom, complete with fitted wardrobes that offer ample storage. A UPVC double-glazed window to the front aspect allows natural light to fill the room, while additional features include a central heating radiator, TV point, and power outlets. The bedroom also has access to an en-suite.

En-suite

Dimensions: 1.88m x 1.83m (6'2" x 6'). The en-suite to the master bedroom comprises an inset sink unit with a mixer tap, a low flush WC, and an electric shower with bi-folding doors. The cubicle is tastefully tiled, and the space benefits from a chrome heated tower ail and a UPVC double-glazed window.

Bedroom No 2

Dimensions: 3.91m maximum x 2.57m (12'10" maximum x 8'5"). A generous double bedroom featuring a UPVC double-glazed window to the rear aspect, offering views of the garden. The room is equipped with a central heating radiator and power points, making it a perfect second bedroom.

Bedroom No 4

Dimensions: 2.97m x 1.88m (9'9" x 6'2"). This room also overlooks the rear garden through a UPVC double-glazed window. It includes a central heating radiator and power points and offers versatility for use as a bedroom, home office, or playroom.

Bathroom

Dimensions: 2.36m maximum x 1.52m (7'9" maximum x 5'92). The modern family bathroom features a stylish three-piece suite, comprising a pedestal sink with a mixer tap, a flush WC, and a mains-fed shower cubicle with a fitted glazed shower screen. The walls surrounding the bath and shower are tastefully tiled, providing a sleek and clean finish. This contemporary space offers both functionality and comfort, perfect for family use.

Outside

The front of the property provides off-road parking via a driveway, with access to the integral garage through an upand-over door. The rear garden has been thoughtfully landscaped, featuring a patio seating area, lawn, and planted borders enclosed by timber fencing. The space is ideal for entertaining guests or allowing children to play. Gated access leads to a path at the front, offering convenience for bin storage.

Additional Information

Tenure: Freehold Council

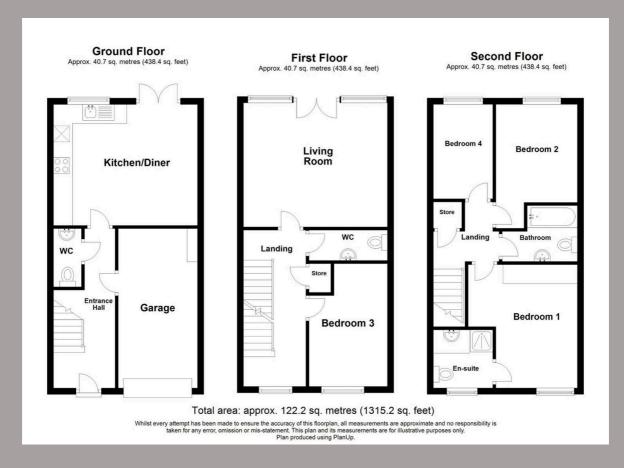
Tax Band: C

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

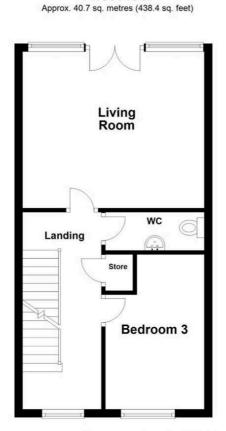
Potential buyers must be made aware that there is quarterly service charge of £77.53(subject to change) paid to Meadfleet for the communal areas & parks upkeep of the estate



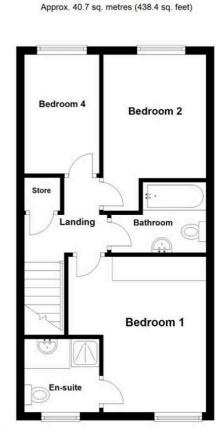




Approx. 40.7 sq. metres (438.4 sq. feet) Kitchen/Diner Garage



First Floor



Second Floor

Total area: approx. 122.2 sq. metres (1315.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.

Plan produced using PlanUp.

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