



## 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



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
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**John Sankey**







## 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 up-and-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.

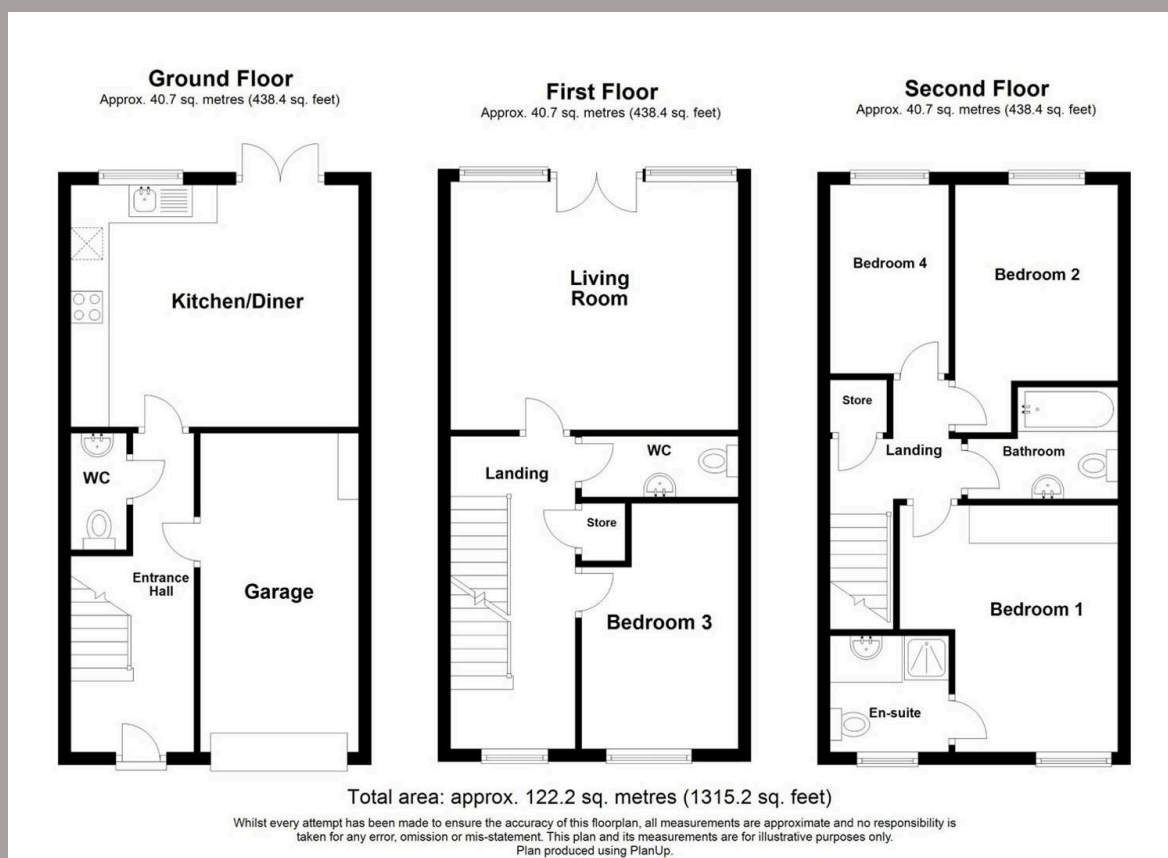
## Additional Information

Tenure: Freehold Council

Tax Band: C

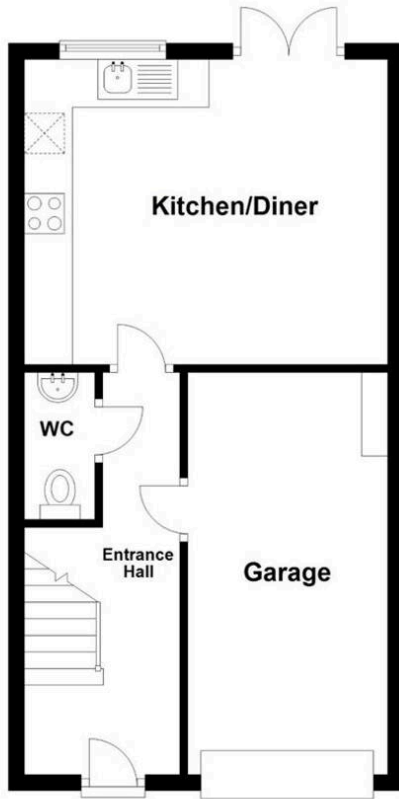
Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

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.



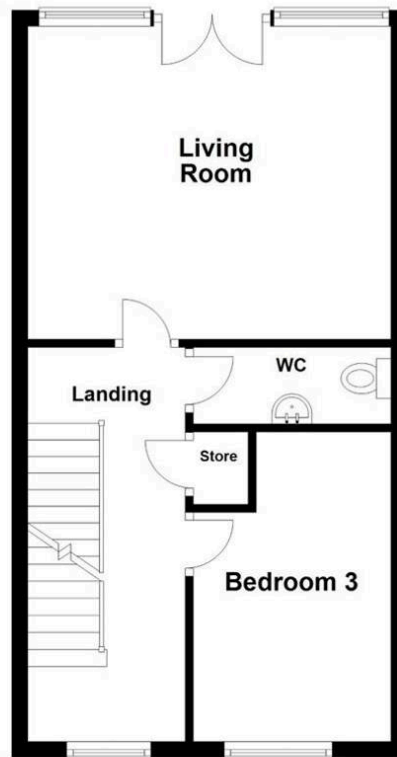
### Ground Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



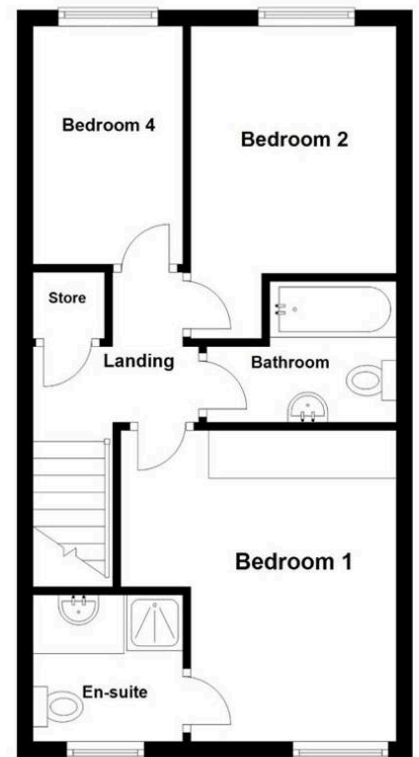
### First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



### Second Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



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.

You can include any text here. The text can be modified upon generating your brochure.



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