





89 Forest Road, Clipstone Village

Guide Price £160,000 - £170,000 Freehold

IMMACULATE END-TERRACE HOME • IDEAL FIRST PURCHASE, NO UPWARD CHAIN • TWO BEDROOMS, TWO RECEPTION ROOMS PLUS LOVELY SUN ROOM • GENEROUS GARDEN AND LOCATED CLOSE TO LOCAL AMENITIES • VIEWING HIGHLY RECOMMENDED















Porch

Accessed via a composite door to the front aspect, the porch provides a practical space for removing shoes and before entering the main home. A power point adds convenience, and a further UPVC door leads through to the entrance hall.

Entrance Hall

A welcoming hallway with stairs rising to the first floor. An internal door leads into the dining room, and a central heating radiator.

Dining Room

11' 11" x 10' 0" (3.63m x 3.05m)

Currently used as a second reception room, this versatile space offer natural light through a UPVC double glazed window to the front aspect. Ideal for a formal dining area, home office, or snug, the room also includes power points and a central heating radiator.

Living Room

17' 9" x 10' 7" (5.41m x 3.23m)

A bright room benefiting from a UPVC double glazed window to the front and sliding patio doors to the rear, allowing plenty of natural light to flow through. An electric fire acts as a central focal point, complemented by elegant wall arch cornicing. Power points, TV point, and central heating radiator complete the space.

Kitchen

16' 3" x 7' 6" (4.95m x 2.29m)

Fitted with a range of wall and base units, the kitchen offers practical storage with a worktop housing a one and a half bowl sink and drainer with mixer tap. Included within the sale are a washing machine, fridge freezer, and freestanding cooker—an ideal start for first-time buyers. A tiled floor adds practicality, and there is a useful pantry cupboard, a central heating radiator, and a UPVC double glazed door leading to the conservatory.

Sun Room

16' 3" x 6' 10" (4 95m x 2 08m)

A superb addition to the home, this relaxing space enjoys open field views. The solid roof and central heating radiator ensure year-round use, while tiled flooring and a sliding UPVC patio door provide seamless access to the garden. A further door connects to the kitchen, and there's a built-in storage cupboard and access to the downstairs WC.

W.C.

Conveniently located off the sun room, the WC includes a low flush WC and a modern sink unit with mixer tap and built-in storage. Tiled flooring and a UPVC double glazed window to the side complete the room.

First Floor

Bedroom No. 1

17' 9" x 10' 7" (5.41m x 3.23m)

A spacious double bedroom benefitting from dual aspect UPVC double glazed windows to the front and rear, with lovely unspoilt views across the allotments and countryside beyond. The room includes two fitted wardrobes with mirrored sliding doors, a walk-in dressing area measuring 5'8" by 4'5", which could easily be repurposed as a study, a built-in storage cupboard above the stairs, central heating radiator, and power points. The gas boiler is housed in an additional cupboard.

Bedroom No. 2

11' 11" x 10' 0" (3.63m x 3.05m)

Another double room with a UPVC double glazed window to the front aspect. There's fitted wardrobes with sliding mirrored doors to one wall, power points, and a central heating radiator.

Bathroom

Formerly the third bedroom, this spacious bathroom has been thoughtfully redesigned to accommodate a full suite, including a low flush WC, panelled bath, a separate electric shower cubicle with glazed screen, and a vanity sink unit with mixer tap and storage beneath. Finished with wet wall panels and tiling around the shower area, the space is lit by spotlights and natural light from two UPVC double glazed windows. A heated towel rail and radiator complete the room. Should additional bedroom space be needed, this room could be reverted to its original purpose.

Outside

To the front, a low-maintenance garden offers potential to create off-street parking, as seen with neighbouring properties. A gated pathway provides shared side access to the beautifully landscaped rear garden. The rear garden has been thoughtfully designed with ease in mind, featuring a resin seating area, artificial lawn, pebble sections, and bark-lined beds—ideal for low-maintenance planting. A second garden area is accessed through a rear gate and boasts a shaped lawn, patio space, and a summer house with power, which is to be included in the sale. This outdoor space is a true asset for gardening or entertaining, and there is also an outside tap for added convenience.

Additional Information

Tenure: Freehold

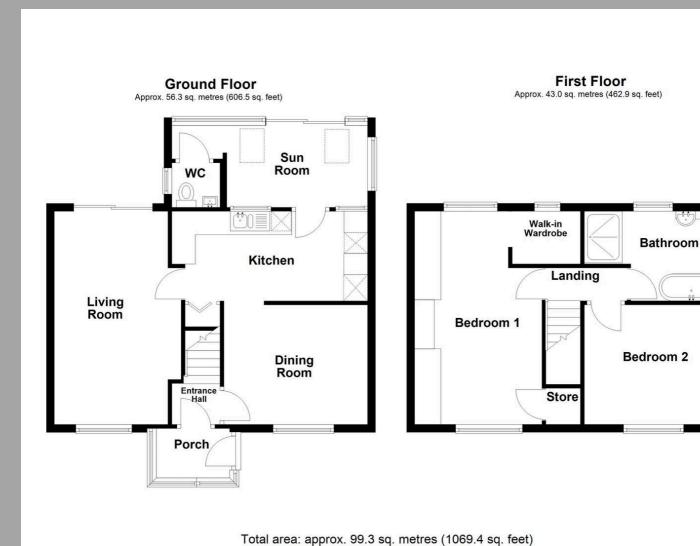
Council Tax Band: A

The property benefits from solar panels which have approximately 11 years remaining on the lease.









These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.



