

FOR
SALE



Palace Gardens, Clipstone Village, Mansfield, Nottinghamshire NG21 9FY

£200,000 - Freehold

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

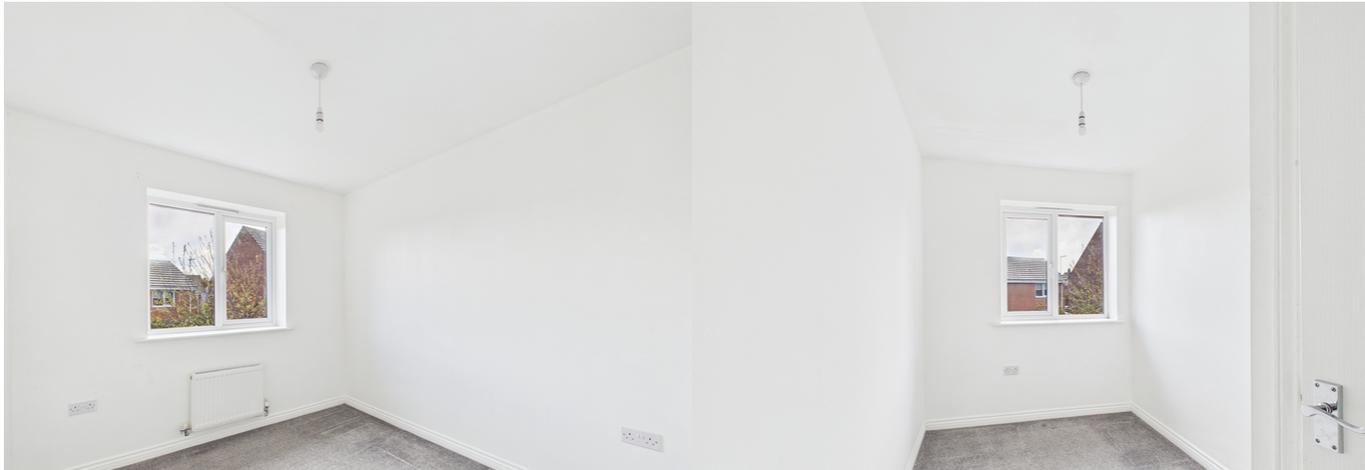
Chadwells
Estate & Letting Agents

PROPERTY SUMMARY

Welcome to this charming 3-bedroom, 2-bathroom semi-detached house nestled in the heart of Clipstone Village, perfectly combining comfortable family living with modern convenience. Boasting a spacious reception room which opens up onto the fully enclosed rear garden, this home offers versatile living spaces ideal for both relaxing evenings and entertaining guests. The well-appointed kitchen provides a practical and stylish hub for daily meals and social gatherings. Upstairs, three generous bedrooms ensure ample space, complemented by a modern bathroom. Outside, a private garden offers a tranquil outdoor retreat, perfect for enjoying the sunshine or hosting barbecues. The property is ideally situated close to local amenities, schools, and transport links, making it the perfect choice for families and professionals alike. With its inviting interiors, generous layout, and prime Clipstone Village location, this semi-detached home presents an exceptional opportunity to settle into a welcoming and vibrant community. Don't miss your chance to make this delightful house your new home!

POINTS OF INTEREST

- Offered For Sale With No Upward Chain
- Three Bedrooms
- Downstairs WC
- Enclosed Rear Garden
- Desirable Location
- Private Driveway



Entrance Hall

Accessed through a composite door to the front aspect and having vinyl flooring, radiator, under stairs storage cupboard and stairs off to the floor landing.

Kitchen

11' 1" x 8' 2" (3.38m x 2.49m) Fitted with a range of wall and base units having roll top top surfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated appliances include electric oven with gas hob and extractor hood over. Space for washing machine and upright fridge freezer. Vinyl flooring, wall cupboard housing combi boiler, uPVC window to the front aspect, radiator and ceiling light fitting.

WC

3' 4" x 6' 0" (1.02m x 1.83m) Fitted with a low flush WC and pedestal hand wash basin. Tiled splash backs, vinyl flooring, radiator and ceiling light fitting.

Lounge

10' 4" x 15' 2" (3.15m x 4.62m)

With vinyl flooring, French doors leading to the rear garden, two pendant light fittings, radiator, BT & TV points.

First Floor Landing

With carpet flooring, radiator, loft access and pendant light fitting.

Bedroom One

10' 11" x 15' 2" (3.33m x 4.62m) With carpet flooring, two uPVC windows to the front aspect, radiator, TV point and pendant light fitting.

Bedroom Two

10' 4" x 8' 5" (3.15m x 2.57m) With carpet flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

Bedroom Three

10' 4" x 6' 5" (3.15m x 1.96m) With carpet flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

Bathroom

6' 6" x 5' 5" (1.98m x 1.65m) Fitted with a three piece suite comprising of bath with mixer shower over, pedestal wash basin and low flush WC. Vinyl flooring, tiled splash backs, radiator, ceiling light fitting and extractor fan.

Externally

To the front of the property is a lawn area with a private driveway to the side aspect leading to the fully enclosed rear garden. The rear garden is mainly laid to lawn with a patio area.

MATERIAL INFORMATION

Council Tax: Band B

Council Tax: Rate £1,650.00

Parking Types: Driveway.

Heating Sources: Central. Double Glazing. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Floor: Average thermal transmittance 0.15 W/m²·K

Roof: Average thermal transmittance 0.11 W/m²·K

Walls: Average thermal transmittance 0.25 W/m²·K

Windows: High performance glazing

Lighting: Low energy lighting in all fixed outlets

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

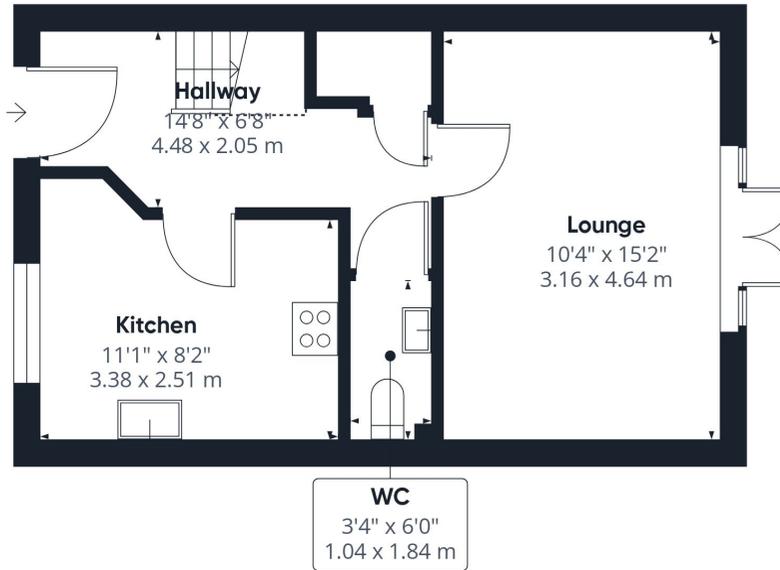
Is the property listed? No

Are there any restrictions associated with the property? No

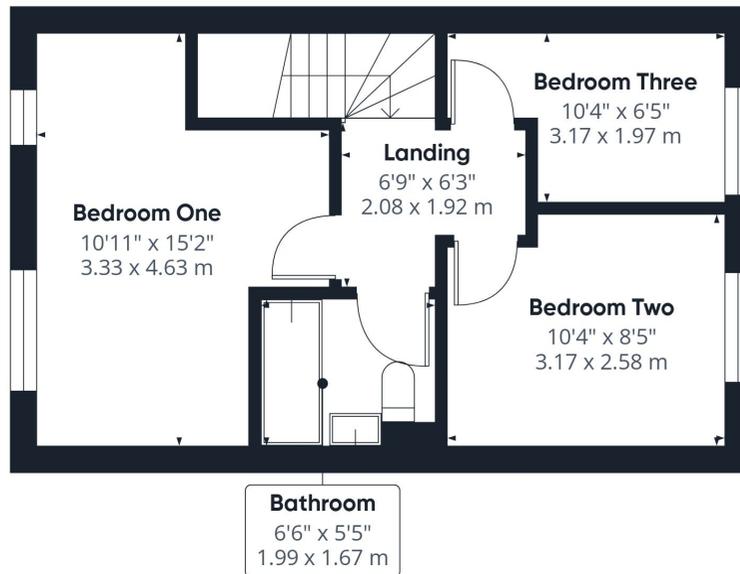
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Floor 0



Floor 1



Approximate total area⁽¹⁾

725 ft²
67.5 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360