



32 Waterfield Way, Clipstone Village,  
Mansfield, Nottinghamshire, NG21 9FD

£375,000

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Family Home
- 5 Double Bedrooms
- Modern Open Plan Dining Kitchen
- Detached Double Garage
- Shared Private Driveway Position
- Three Storey Living: 1704 Sq Ft
- 3 En Suites & Family Bathroom
- Separate Dual Aspect Lounge
- Low Maintenance Landscaped Gardens
- Established Residential Development

A modern, three storey, five bedroom detached family house set back off the main Waterfield Way accessed down a private driveway shared with only three other detached houses. The property is presented in excellent condition throughout and benefits from UPVC double glazing and gas central heating with Nest app.

The property provides spacious family living accommodation spanning over three floors extending to circa 1704 sq ft. On the ground floor, there is an entrance hall, cloakroom, dual aspect lounge with patio doors and a spacious open plan dining kitchen with integrated appliances and substantial bi-fold doors lead out onto the rear garden. The first floor galleried landing leads to a house family bathroom and a master bedroom with fitted wardrobes and a modern en suite. There are two further double bedrooms on this floor also with fitted wardrobes and an en suite to bedroom two. The second floor landing leads to two further double bedrooms and an en suite.

## OUTSIDE

The property occupies a lovely position set back off the main Waterfield Way accessed down a private driveway shared with only three other detached houses. The property benefits from low maintenance landscaped gardens to the front and rear to include a gravel and paved frontage adjacent to an additional gravel area to the right hand side of the house which can accommodate one small car. In addition, there is also double width driveway to the other side of the property which leads to a detached double garage. A gate at the end of the drive leads through to the rear garden. To the rear of the property, there is a pleasant landscaped garden featuring a good sized patio which extends across the full width of the house with steps at one end leading up to a raised circular patio and lawn.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

14'1" x 5'10" (4.29m x 1.78m)

With LVT karndean floor, radiator, coving to ceiling and stairs to the first floor landing.

## DOWNSTAIRS WC

5'7" x 2'8" (1.70m x 0.81m)

Having a low flush WC. Pedestal wash hand basin with tiled splashbacks. Radiator, tiled floor and extractor fan.

## LOUNGE

20'6" x 10'8" (6.25m x 3.25m)

Having a coal effect gas fire with hearth and surround. LVT karndean floor, two radiators, coving to ceiling, two double glazed windows to the front elevation and patio doors leading out onto the rear garden.

## OPEN PLAN DINING KITCHEN

24'6" x 16'10" max (7.47m x 5.13m max)

A spacious, L-shaped, open plan dining kitchen, featuring modern high gloss light grey cabinets comprising wall cupboards, base units and drawers complemented by thick laminate work surfaces. Inset stainless steel sink with drainer and chrome swan neck mixer tap. Integrated Neff appliances include a single oven, combination microwave/grill oven, steam oven, warming drawer and tray drawer. There is a peninsula island/breakfast bar with integrated Neff induction hob with separate enclosed touch screen extractor. Integrated fridge/freezer and integrated dishwasher. Tiled floor, radiator, vertical radiator, sixteen ceiling spotlights, two feature lights above the hob, cupboard housing the Potterton gas central heating boiler, two double glazed windows to the front elevation and contemporary five pane bi-fold doors leading out onto the rear garden.

## FIRST FLOOR GALLERIED LANDING

14'11" x 5'10" (4.55m x 1.78m)

With radiator and double glazed window to the front elevation.

## MASTER BEDROOM 1

12'1" x 10'8" (3.68m x 3.25m)

Having fitted wardrobes with hanging rails and shelving. Radiator and two double glazed windows to the front elevation.

## EN SUITE

8'2" max x 6'4" (2.49m max x 1.93m)

Having a walk-in tiled shower enclosure. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Four ceiling spotlights, extractor fan, electric towel rail and obscure double glazed window to the rear elevation.

## BEDROOM 2

10'11" x 9'9" (3.33m x 2.97m)

Having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

## EN SUITE

5'4" max x 5'3" (1.63m max x 1.60m)

Having a tiled shower cubicle. Pedestal wash hand basin with mixer tap and tiled splashbacks. Low flush WC. Radiator, tiled floor, three ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

### BEDROOM 3

10'11" x 8'3" (3.33m x 2.51m)

Having fitted wardrobes with hanging rails and shelving. Radiator and two double glazed windows to the front elevation.

### FAMILY BATHROOM

7'6" x 5'11" (2.29m x 1.80m)

Having a panelled bath with mixer tap and shower handset. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, part tiled walls, radiator, four ceiling spotlights, extractor fan, shaver point and two obscure double glazed windows to the rear elevations.

### SECOND FLOOR LANDING

6'7" x 6'5" (2.01m x 1.96m)

With velux roof window to the rear elevation and airing cupboard housing the pressurised hot water cylinder.

### BEDROOM 4

13'3" x 10'9" (4.04m x 3.28m)

A spacious double bedroom with radiator and double glazed window to the front elevation.

### EN SUITE

7'7" x 5'7" (2.31m x 1.70m)

Having a tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Radiator, part tiled walls, two ceiling spotlights, shaver point, extractor fan and velux roof window to the rear elevation.

### BEDROOM 5

16'9" x 11'0" (5.11m x 3.35m)

A spacious double bedroom with radiator, loft hatch, velux roof window to the rear elevation and double glazed window to the front elevation.

### DETACHED DOUBLE GARAGE

17'11" x 17'6" (5.46m x 5.33m)

Equipped with power and light. Composite side entrance door.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

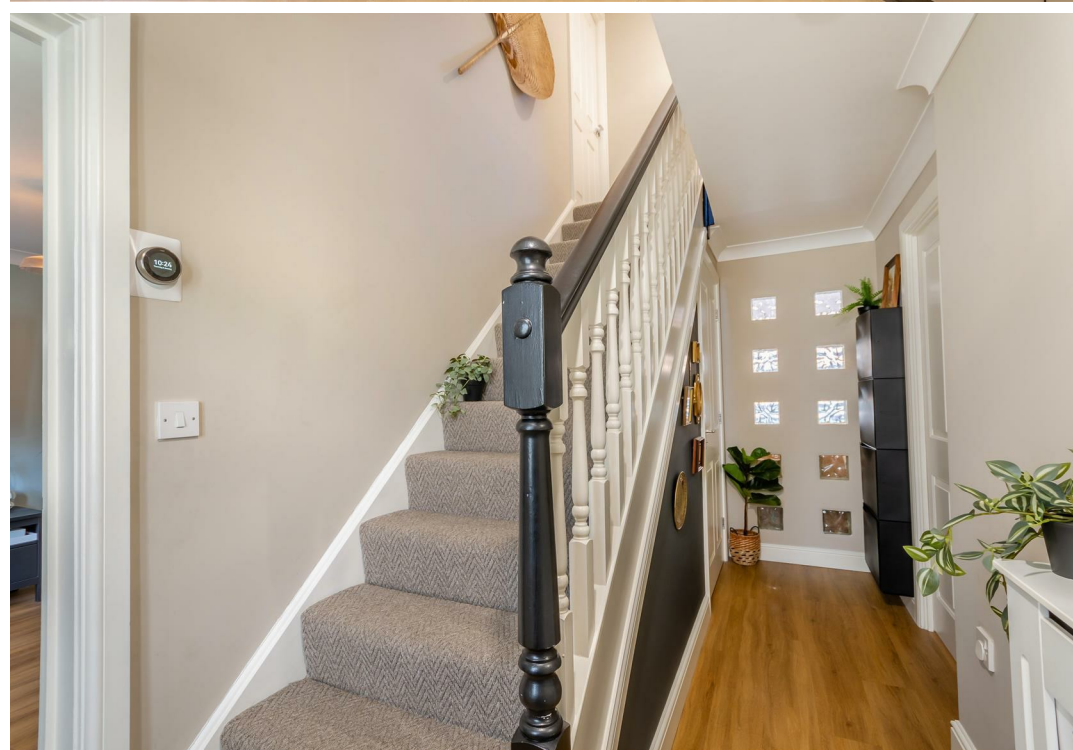
### MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the

selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









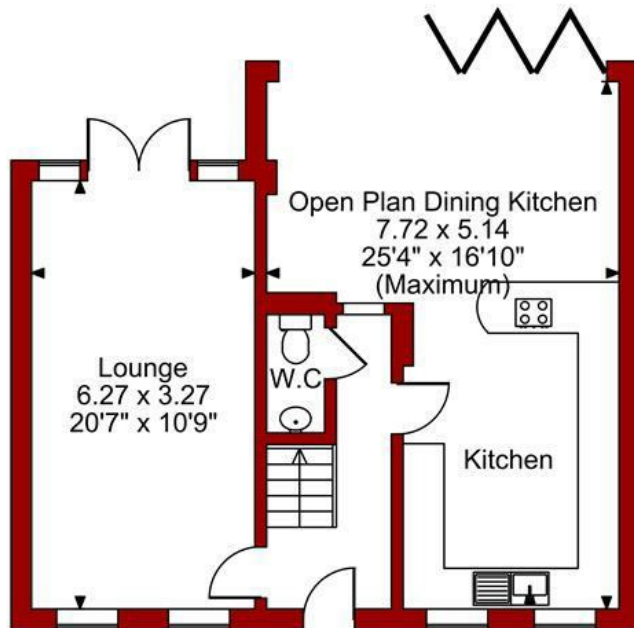




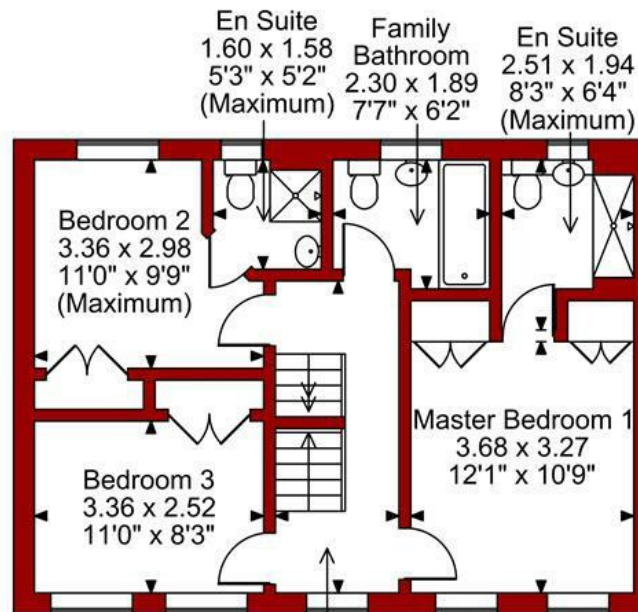




**Waterfield Way, Clipstone Village**  
**Approximate Gross Internal Area**  
**Main House = 158 Sq M/1704 Sq Ft**  
**Detached Double Garage = 30 Sq M/320 Sq Ft**  
**Total = 188 Sq M/2024 Sq Ft**

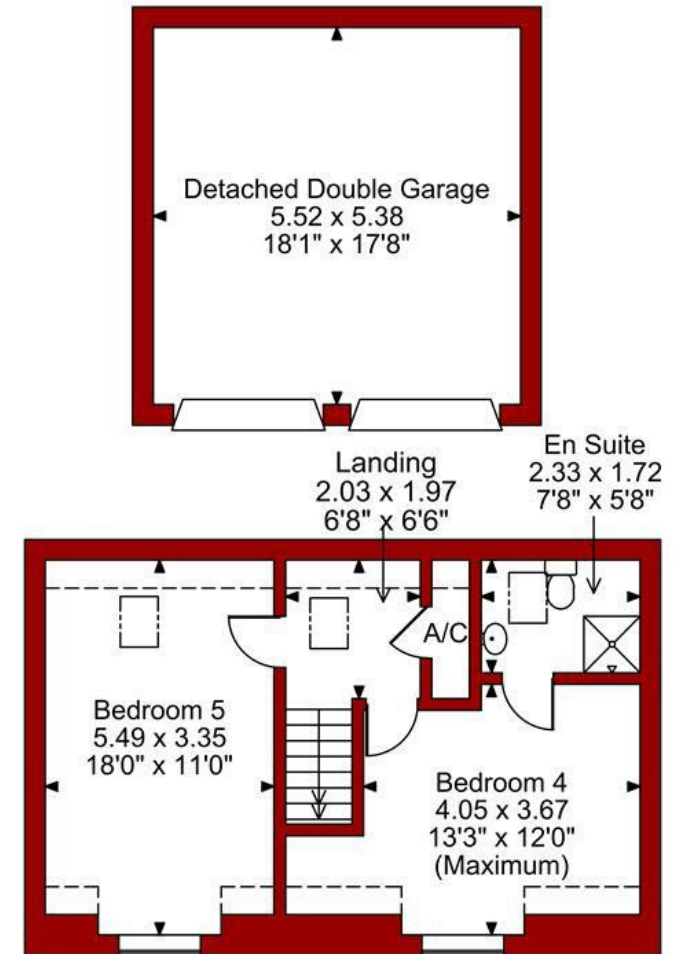


**Ground Floor**

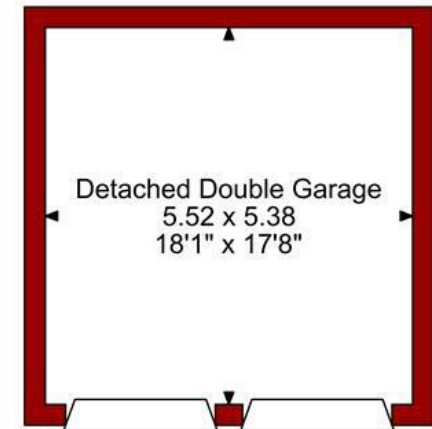


**First Floor**

Galleried  
Landing  
4.57 x 1.81  
15'0" x 5'11"



**Second Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: [mansfield@richardwatkinson.co.uk](mailto:mansfield@richardwatkinson.co.uk)

