



Forest Road

, Clipstone, NG21 9DX

Offers over £180,000



Ideal FTB property - walk in and pop your feet up ! Dont let this newly refurbished property pass you buy. This house is not just a place to live; it is a home where memories can be made. With its appealing features of a larger plot with being an end terraced there's lots to offer inside and out.

It presents an excellent opportunity for those looking to settle in a friendly and vibrant area. Do not miss the chance to make this lovely property your own.



Description

NO UPWARD CHAIN - IDEAL FIRST TIME BUYERS PROPERTY.
The property has lots to offer inside and out with a lounge / diner, kitchen / breakfast room, conservatory and cloak room to the ground floor. To the first floor there are three bedrooms with an additional multi functional rom; walk in wardrobe, games room, office even the opportunity to make an en suite off the master bedroom.

To the front of the property there is a front and side garden gated with a perimeter stone wall leading to through the side gate into the rear garden where there is a patio area, raised beds and a pond with access leading to the detached garage.

Hallway

Entering the property through the front Upvc door into the carpeted hallway with a side upvc window and access into the lounge / diner.

Lounge / Diner 22'2" x 14'1" (6.78m x 4.30m)

A dual aspect room with a wall mounted decorative flame fire, carpet through out, modern vertical radiator, and access into the kitchen / breakfast room.

Kitchen / Breakfast 15'9" x 11'1" (4.82m x 3.40m)

The kitchen has a range of white high gloss wall and base units, integrated fridge and freezer, washing machine, four ring gas hob with extractor over, fan assisted electric oven and dark wood butcher block effect worktops. Part tiled walls, vinyl flooring and a decorative acoustic feature wall.

Conservatory 11'9" x 11'1" (3.60m x 3.40m)

The conservatory is entered off the kitchen through an archway with radiator wall lights and vinyl flooring, French doors leading onto the rear patio this room can be used all year round.

Cloak Room

With part tiled walls, vinyl floor and wc.

Stairs & Landing

With carpet leading to the first floor landing with a spindle wood staircase, decorative ceiling light fitting and loft access.

Bedroom One 12'3" x 11'1" (3.74m x 3.39m)

A double bedroom front facing with radiator, carpet and ceiling light.

Bedroom Two 10'8" x 9'10" (3.26m x 3.00m)

A double bedroom rear facing with radiator, carpet and ceiling light.

Bedroom Three 7'8" x 7'8" (2.36m x 2.35m)

A single bedroom rear facing with carpet, radiator and ceiling light.

Multi Functional Room 5'6" x 4'3" (1.70m x 1.32m)

This space can be for what ever your needs require; games room / home work room / walk in wardrobe etc etc etc.

This space has the potential to be converted into a en-suite to the master bedroom as the pipe work is still located under the floor boards.

Family Bathroom 11'2" x 7'1" (3.41m x 2.17m)

A generous size bathroom comprising of a double walk in shower cubicle with a pump fed shower and glass screen, bath, wc and hand basin with aqua board walls, vinyl flooring and ladder towel rail. Three storage cupboards.

Outside

To the front there is an enclosed gated garden with stone wall, established shrubs and small trees with a side wrought iron gate leading into the rear garden with a block paved patio, steps down onto the grass area with raised beds and pond leading to access to the detached garage.

Garage

The garage has a block paved hard standing area outside the garage which has a roller shutter door, electrics and lighting.

Disclaimer

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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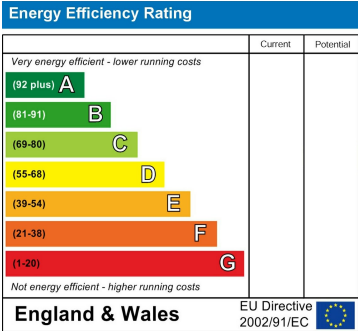
Area Map



Floor Plans



Energy Efficiency Graph



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