



## 6 CHAFFINCH CLOSE MANSFIELD

£775 Per

A modern two-bedroom mid-terrace home located in the popular area of Clipstone Village. The property offers two well-proportioned bedrooms, an enclosed rear garden and allocated parking, this home is ideally suited to professionals, couples or small families, with excellent access to local amenities and transport links.



- Two double bedrooms • Downstairs WC • One allocated parking space • Rear enclosed garden • Sought after modern estate

### Entrance Hallway

A welcoming entrance hallway providing access to the ground floor accommodation and staircase to the first floor. Finished in neutral décor with carpet flooring, creating a clean and practical entrance space.

### Living Room

A well-proportioned living room located to the front of the property. The room benefits from a large window allowing for good natural light, along with neutral décor and grey carpet flooring.

### Kitchen / Dining Room

A modern kitchen/dining room fitted with a range of light grey wall and base units and contrasting dark laminate worktop. The kitchen includes oven and hob with extractor hood, stainless steel sink, space for fridge/freezer and washing machine. The room is finished with wood-effect flooring and offers space for a dining table. French doors lead directly out to the rear garden, allowing plenty of natural light and providing a great indoor-outdoor flow.

### Downstairs WC

Convenient ground floor cloakroom located off of the entrance hall by the front door comprising of WC and wash basin. Finished in a clean, modern style with a window providing natural light and ventilation.

### Bathroom

A modern family bathroom comprising of bath with shower over and glass screen, wash basin and WC. Finished with modern dark wall tiling around the bath area and wood-effect flooring, creating a clean and stylish space.

### Front Bedroom

A spacious double bedroom located at the front of the property. The room benefits from a window allowing natural light, neutral décor and grey carpet flooring, with sufficient space for a double bed and storage furniture.

### Rear Bedroom

A well-proportioned second bedroom overlooking the rear garden. The room is bright and airy, with space for a double or large single bed. This room also benefits from built-in storage/wardrobe space, adding practicality.

### Rear Garden / Exterior

An enclosed rear garden mainly laid to lawn with a paved patio area, ideal for outdoor seating and entertaining. The garden is fully enclosed with fencing and includes a rear access gate. The property is situated within a modern residential development and benefits from one allocated off-road parking to the front.

### Location

Situated in the popular residential area of Clipstone Village. The property is within easy reach of nearby shops, schools and everyday facilities, while Mansfield town centre is just a short drive away, providing a wider range of retail, dining and leisure options. The area also benefits from good transport links, including road connections to the A60 and surrounding towns, as well as nearby train stations offering routes further afield.

### Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see



- Close to shops and amenities • Council tax band = A • EPC Rating = B

[checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Very low.

River/Sea = Very low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

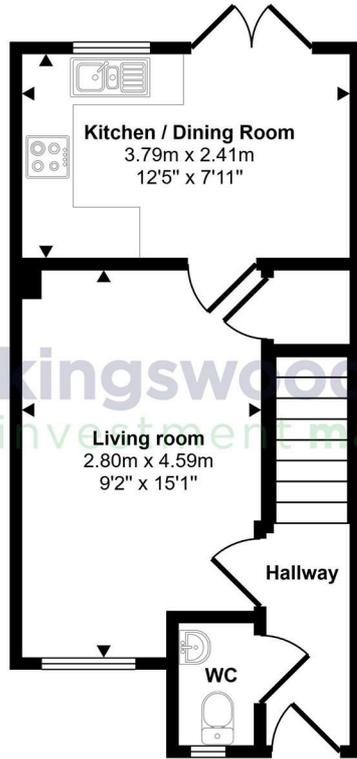
Coal mining area location: located on the coalfield.

Council: Newark and Sherwood

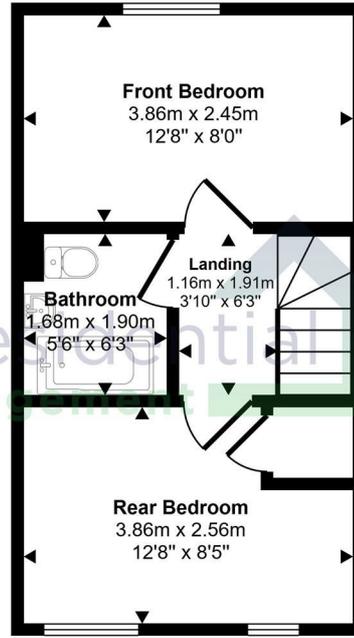
Any planning permission in the area: see [publicaccess.newark-sherwooddc.gov.uk/online-applications/](http://publicaccess.newark-sherwooddc.gov.uk/online-applications/)



Approx Gross Internal Area  
58 sq m / 619 sq ft



Ground Floor  
Approx 30 sq m / 319 sq ft



First Floor  
Approx 28 sq m / 300 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>98</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: B    Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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