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**103 EMMERSON DRIVE
CLIPSTONE
NOTTINGHAMSHIRE
NG21 9AX**



£245,000

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB.

TENURE

Freehold

- Modern Detached Property Over Three Stories
- Five Bedrooms
- Dining Kitchen
- Spacious Lounge
- Two Family Bathrooms & En-Suite to Master Bedroom
- Integral Garage
- Desirable Location Close to Mansfield & Countryside

DIRECTIONS

From Mansfield, take the B6030 Clipstone Road East towards Clipstone. Follow the B6030 through Clipstone and then at the roundabout just as you are leaving Clipstone turn left onto Cavendish Way, then left again onto Emmerson Drive.

This superb detached property offers plenty of space for larger families, with a spacious lounge and stylish dining kitchen complemented by five bedrooms, two family bathrooms and an en-suite. Situated on a popular modern development on the edge of Clipstone Village, beautiful countryside including Vicar Water country park and Sherwood Pines are close by yet Mansfield, Nottingham and the M1 are all within easy reach.

The property is set on a corner plot and has off-street parking to the front together with a lawn which extends round the side of the property. There is also an up and over door allowing access to the garage which has power and lighting.

The front entrance door leads into the impressive and welcoming entrance hall, which has a UPVC double glazed window to the front, two radiators, power points, telephone point, ceiling spotlights and stairs to the first-floor landing. There is also a ground floor W.C. and access to a useful understairs storage cupboard.

LOUNGE

11' x 20'3" The superb lounge is spacious enough for all the family to relax in and is dual aspect giving a wonderfully bright and airy feel. There is a UPVC double glazed window to the front and UPVC double glazed patio doors leading to the rear garden, a radiator, power points, television aerial point, ceiling spotlights and ceiling coving. There is also a feature fireplace which creates an attractive focal point.



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DINING KITCHEN

9'10" x 20' The stunning dining kitchen has been fitted with a range of wall and base units in a gloss finish with co-ordinating roll-top work surfaces and tiled splashbacks together with a range of integrated appliances including a Bosch dishwasher, fridge, freezer, oven and grill and gas hob. A particular feature of this kitchen is the bay window which allows natural light to flood into the space. There is also ample room for a dining table, perfect for family meals and entertaining alike.



UTILITY ROOM

6'6" x 10' The utility room has an integrated washing machine, UPVC double glazed window to the rear, a door to the side and a door to the integral garage.



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MASTER SUITE

13' x 11' excluding en-suite and dressing area The impressive master suite has a UPVC double glazed window to the front, two radiators, power points and ceiling spotlights. There is an archway leading to a dressing area with fitted wardrobes and dressing table and a further UPVC double glazed window. The master bedroom also has its own en-suite bathroom with a fully tiled shower cubicle, pedestal wash hand basin and close coupled W.C.



BEDROOM TWO

8'6" x 13' excluding dressing area Like the master suite, the second bedroom has its own dressing area with fitted wardrobes. There is a UPVC double glazed window to the front, two radiators, power points and ceiling spotlights.



BEDROOM FIVE

8' x 12' Another well-proportioned double room with two UPVC double glazed windows to the front, radiator, power points and ceiling spotlights.

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FAMILY BATHROOM

The first family bathroom is fitted with a three-piece white suite comprising a panelled bath with shower head mixer taps, pedestal wash hand basin, and close coupled W.C.



BEDROOM THREE

11'6" x 15' max The third bedroom is a further double with radiator, UPVC double glazed window to the front, power points and ceiling spotlights.



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BEDROOM FOUR

15' x 9'3" max Another spacious double, bedroom four has a radiator, UPVC double glazed window to the front, power points and ceiling spotlights.



FAMILY BATHROOM

The second family bathroom is fitted with a shower cubicle, pedestal wash hand basin and close coupled W.C.

GARDEN

The rear garden is fully enclosed and mostly laid to lawn with a patio area.



ADDITIONAL INFORMATION

Council Tax Band: E

Local Authority: Newark & Sherwood

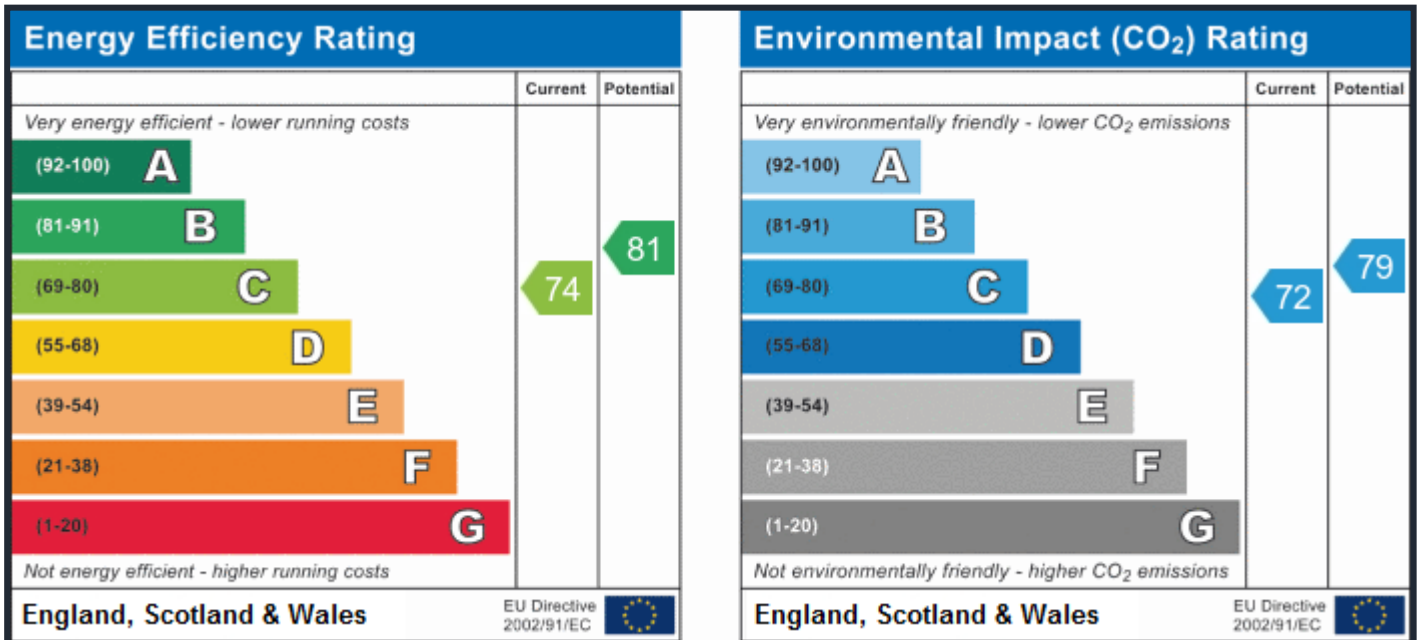
Primary School – Samuel Barlow Primary Academy

Secondary School – The Garibaldi School

Stamp Duty on Asking Price: £2,400.00 (this may change if you are a first-time buyer or you already own another property).

THIS IS A BARRATT HOMES PART-EXCHANGE PROPERTY.

ENERGY PERFORMANCE RATING



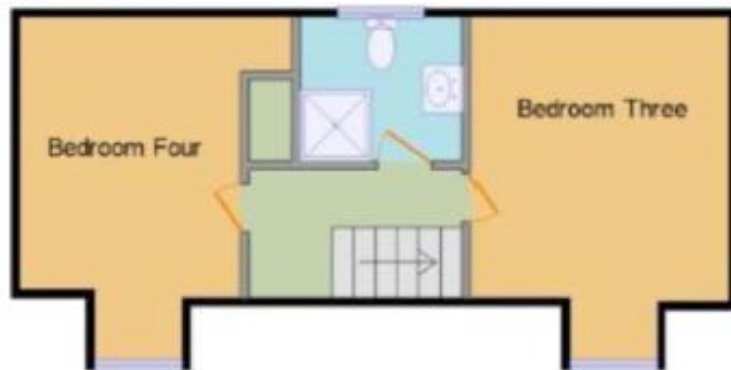
FLOOR PLAN



Ground Floor



1st Floor



2nd Floor

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.