

**49 WATERFIELD WAY  
CLIPSTONE VILLAGE  
NOTTINGHAMSHIRE  
NG21 9FD**



**OFFERS OVER £300,000**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ.

**TENURE**

Freehold

- Large Detached Property
- Four Bedrooms
- Modern Dining Kitchen
- Ground Floor W.C.
- Good Sized Garden
- Driveway Providing Off Street Parking
- Viewing Highly Recommended

## 49 WATERFIELD WAY. CLIPSTONE VILLAGE, NOTTINGHAMSHIRE

This **STUNNING**, four bedroom, detached family home is located on a quiet street in the highly sought after Clipstone Village in Mansfield, Nottinghamshire. Located close to good schools and local amenities, this beautifully modern property would make the **PERFECT** family home.

The property offers a spacious living room, large, modern dining kitchen, a utility room and a W.C. to the ground floor, whilst the first floor has four good sized bedrooms and the family bathroom. To the rear of the property there is a good sized garden, perfect for entertaining and to the front there is a garage and driveway providing off street parking.

Entrance door into:

### HALLWAY

With open plan access to the living room and the dining kitchen, radiator, power and ceiling light points.



### LOUNGE

A spacious family room with UPVC double glazed window to the front, stairs to the first floor landing, access to the dining kitchen, radiator, power and ceiling light points.



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**KITCHEN/DINER**

Fitted with a range of wall and base units in a white finish with coordinating work surfaces, integrated double oven, four ring gas hob, extractor fan, kitchen island with one and a half bowl single drainer sink with mixer tap, UPVC double glazed window to the rear, UPVC doors to the rear, access to the utility room, radiator, power and ceiling light points.



**UTILITY ROOM**

With space and plumbing for a washing machine, space and plumbing for a fridge freezer, power and ceiling light points.

**GROUND FLOOR W.C.**

With W.C., wash hand basin, UPVC double glazed opaque window to the front, radiator and ceiling light point.



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**FIRST FLOOR LANDING**

With access to all the bedrooms and the family bathroom, ceiling light point.



**BEDROOM ONE**

With UPVC double glazed window to the rear, access to the ensuite, radiator, power and ceiling light points.



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**EN SUITE**

White suite comprising of a wash hand basin, W.C. and shower cubicle, part wall tiling, UPVC double glazed opaque window to the front, radiator and ceiling light point.



**BEDROOM TWO**

With UPVC double glazed window to the front, fitted wardrobes, radiator, power and ceiling light points.



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**BEDROOM THREE**

With UPVC double glazed window to the rear, radiator, power and ceiling light points.



**BEDROOM FOUR**

With UPVC double glazed window to the front, radiator, power and ceiling light points.



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**BATHROOM**

White suite comprising of a wash hand basin, W.C. and bath with shower over, fully tiled walls, radiator and ceiling light point.



**OUTSIDE**

To the rear of the property there is a good sized garden with a large patio area and a section of lawn, side access to the garage, a brick built raised pond all enclosed with fences and brick walls. To the front of the property there is a driveway providing off street parking.



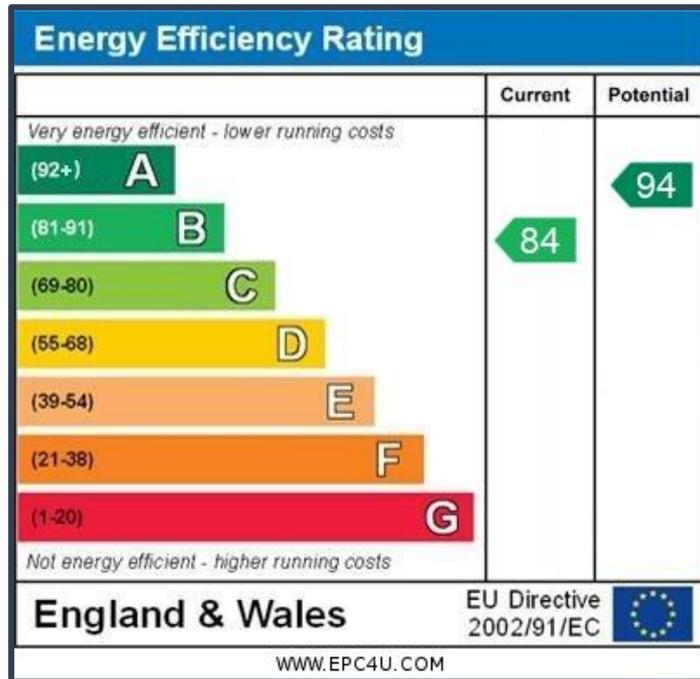
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**GARAGE**

The garage is detached from the property and has been turned into a bar with power and lighting.



**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Local Council** – Newark and Sherwood District Council  
**Council Tax Band** – D

**Primary School** – Samuel Barlow Primary Academy  
**Secondary School** – The Garibaldi Primary Academy

**Stamp Duty on Asking Price:** £5000 (Additional costs may apply if being purchased as a second property)

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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 marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's 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 ensure 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 client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.