



*Forest Road*

*Clipstone*



Offers in Excess of £180,000

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*Perfect Property To Make Your  
Own...*







*Forest Road*







# *Welcome*

This three bedroom semi-detached house is positioned proudly within the popular residential village of Clipstone and sits close to local schools, amenities and transport links. Internally the property boasts a modern kitchen, open plan lounge diner, conservatory and Wc to the ground floor with the first floor housing three generous bedrooms, family bathroom fitted with a four piece suite and a study. Externally the property benefits from mature gardens to the front and rear and detached garage accessed down a private road. This property is offered for sale with no upward chain and is in need of some modernisation, making it the perfect property to add your own stamp too. Contact our office today to arrange a viewing.



# Step inside...

## Entrance Hall

Accessed through a uPVC glazed door to the front aspect and having carpet flooring, uPVC window to the side aspect and stairs off to the first floor landing.

## Lounge Dining 14' 4" x 23' 4" (4.37m x 7.11m)

Brick fire surround and shelving with electric fire insert, uPVC windows to the front aspect and rear aspect, two radiators, two decorative ceiling light fittings, carpet flooring and TV point.

## Kitchen/Diner 15' 9" x 11' 2" (4.80m x 3.40m)

Fitted with a range of white high gloss wall and base units having worksurfaces over inset with a stainless steel sink, drainer and mixer tap. Integrated electric oven and gas hob with extractor hood over. Space and plumbing for a washing machine, tiled splash backs and flooring, dual aspect uPVC windows to the side and front aspect and two pendant light fittings.

## Conservatory 10' 7" x 6' 9" (3.22m x 2.06m)

With dual aspect uPVC windows and French doors opening out to the rear garden. Tiled flooring, radiator and wall light fitting.

## WC 4' 0" x 2' 5" (1.22m x 0.74m)

Fitted with a low flush WC and having part tiled walls, obscure uPVC window to the rear aspect, ceiling spotlights and tiled flooring.

## First Floor Landing

With carpet flooring, loft access, pendant light fitting and radiator.

## Bedroom One 12' 0" x 12' 0" (3.65m x 3.65m)

With carpet flooring, uPVC window to the front aspect, pendant light fitting and radiator.

## Bedroom Two 9' 4" x 10' 7" (2.84m x 3.22m)

With carpet flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

## Bedroom Three 7' 7" x 7' 6" (2.31m x 2.28m)

With carpet flooring, uPVC window to the rear aspect, radiator and pendant light fitting.

## Study 5' 7" x 4' 3" (1.70m x 1.29m)

With carpet flooring, uPVC window to the side aspect and ceiling light fitting.

## Bathroom 7' 1" x 11' 2" (2.16m x 3.40m)

Fitted with a four piece suite comprising of corner bath, shower cubicle with mains fed shower, low flush WC and pedestal wash basin. Carpet flooring, obscure uPVC window to the side aspect, airing cupboard housing combi boiler, radiator, fully tiled walls and ceiling light fitting.

## Detached Garage

Accessed down a private road to the side of the property and benefitting from an up and over door and internal power and lighting. To the front of the garage is a generous block paved driveway offering ample off road parking space.

## Externally

The front of the property is accessed through a metal gate and is laid to lawn with gravelled borders and mature shrubs. There is a block paved pathway leading to the front door and round to the rear garden. The rear garden is tiered with a patio area to the top and stairs down to the pond and garden area which benefits from an array of mature shrubs and trees and a gate to the rear giving access to the garage and off road parking. Additionally having an outside tap and lighting, brick built storage shed, summerhouse and wooden shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

996 ft<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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