



Palace Gardens, Clipstone Village
Mansfield, NG21 9FY

NEWTONFALLOWELL 

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£695 PCM



Accommodation

Entrance Hallway

Entrance via double glazed door unit, central heating radiator, storage area under the stairs and separate built-in unit.

Cloakroom/WC

Fitted with a modern white two piece suite comprising: Low flush wc, wash hand basin, tiled splash-backs and extractor fan.

Lounge/Diner

15'4" x 10'6" (4.68 x 3.21)

Upvc French doors onto the rear enclosed garden, modern decor with a lovely homely feel along with neutrally coloured carpet and central heating radiator.

Breakfast Kitchen

11'3" x 8'5" (3.44 x 2.58)

Modern shaker style kitchen boasting integrated appliances such as: Fridge/freezer, dishwasher, washer/dryer along with oven/hob and extractor fan. Space for bistro table and chairs (included within the let) and upvc window to the front elevation.

Landing

Galleried landing with loft access and central heating radiator.

Master Bedroom

15'4" x 11'1" (4.68 x 3.40)

Upvc windows to the front elevation, central heating radiator and freestanding wardrobes included.

Bedroom Two

10'6" x 8'6" (3.21 x 2.60)

Upvc window to the rear elevation, central heating radiator and freestanding single wardrobe.

Family Bathroom

Relax in this beautifully presented family bathroom which briefly comprises: Panelled bath with fitted shower, glass screen and chrome details. Pedestal wash hand basin/tiled splash-backs and low flush wc.

Bedroom Three

10'6" x 6'6" (3.21 x 2.00)

Upvc window to the rear elevation and central heating radiator.

Externally

Well maintained front and rear gardens with established borders, laid to lawn and paved patio area. Off road parking to the front elevation for upto two vehicles.

WHERE TO FIND ME

This property is situated on the previous Taylor Wimpey development, just off Cavendish Way and the B6030 roundabout where you will need to take the right onto the development, then first right again, then left and finally left onto Palace Gardens. The property can be situated at the head of the street.



- ****SHOW HOME STANDARD****
- Three bedrooms
- Parking for two cars
- Enclosed rear garden
- Modern decor
- Downstairs cloakroom/wc
- Modern shaker kitchen/diner
- Only the best need apply-exceptionally presented
- EPC: B







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		98
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

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