



8 Rose Tree Place, Shireoaks, Worksop Nottinghamshire S81 8GL

Asking price £180,000

Welcome to Rose Tree Place in the charming village of Shireoaks, Worksop! This delightful semi-detached house is perfect for first-time buyers looking to settle down in a peaceful neighbourhood.

As you step inside, you'll be greeted by a cosy reception room, ideal for relaxing with family and friends. With three bedrooms, ensure convenience and privacy for all residents.

Spanning 975 sq ft, this property offers a comfortable living space with a layout that maximises functionality. The parking space for two vehicles is a rare find in this area, making it convenient for those with multiple cars or guests visiting.

What makes this property even more appealing is the 20% discounted price, making it an excellent opportunity for first-time buyers to step onto the property ladder. Don't miss out on the chance to own a lovely home in this desirable location at a great value.

This property is sold by the first time buyers scheme at the market value is £225,000 with 20% discount fully ownership at £180,000 and is sold to a person who must meet the First Homes eligibility criteria below:

1. The purchaser must be 20-40 years old.
2. The property must become their sole place of residence.
3. The purchaser must be a first time buyer
4. The purchaser must live within the councils district or have a local connection by having resided in the area 5 years or more

- Semi Detached House
- Three Bedrooms
- Downstairs w/c
- Parking For Two Cars
- Local First Time Buyers Only
- 20% Discounted From Market Value
- Please Read Description For Further Details
- South Facing Garden

locating your ideal home



Ground Floor

Entrance Hall

Composite front door leading to the entrance hall giving access to the downstairs w/c, lounge, kitchen/diner, storage cupboard and stairs to the first floor.

Downstairs W/C

Two piece suite which consists of; pedestal sink, low flush w/c, half tiled with tiled flooring.

Lounge

15'1" x 10'5" (4.6 x 3.2)

This inviting lounge features a large UPVC window that floods the room with natural light, creating a bright and airy atmosphere. A gas central heating radiator ensures the space remains cozy and comfortable year-round. The room is further enhanced by a striking decorative wood panel feature, adding warmth and character to the space while creating a stylish focal point.

Kitchen

17'8" x 11'0" (5.39 x 3.36)

This sleek gloss white kitchen exudes modern elegance with its high-gloss cabinetry and integrated appliances, including a built-in microwave, fridge freezer, dishwasher, and double oven, providing both style and functionality. The space is further enhanced by a washing machine discreetly tucked away, maintaining the streamlined aesthetic. The porcelain tiles underfoot offer a polished finish, complementing the light, airy atmosphere created by spotlights set into the ceiling. Natural light pours in through French doors that open onto a spacious, south-facing garden, making this kitchen the perfect blend of contemporary design and practical living.

First Floor

Master Bedroom

13'5" x 9'10" (4.10 x 3.02)

Upvc window to the front elevation, gas central heating radiator, space for wardrobes, carpets to floor.

Bedroom Two

9'3" x 9'10" (2.83 x 3)

Upvc window to the rear elevation, gas central heating radiator, carpets to floor.

Bedroom Three

7'6" x 12'8" (2.29 x 3.87)

Upvc window to the rear elevation, central heating radiator, carpets to floor.

Family Bathroom

6'11" x 7'6" (2.13 x 2.3)

The family bathroom is both practical and stylish, featuring a bath with a shower over it and a sleek glass surround. The walls are half-tiled, offering easy maintenance, while the tiled floor adds a polished touch. An obscure window to the front provides privacy and natural light, and spotlights in the ceiling offer bright, even illumination throughout the space.

Outside

Rear Garden

The south-facing garden is a peaceful outdoor retreat, fully enclosed for privacy and security. It features a spacious lawn, perfect for relaxation or play, and includes a handy garden shed for storage. Practical touches such as an outdoor light and tap make the space functional for evening use and gardening tasks. The garden's sunny aspect ensures it enjoys plenty of natural light throughout the day.

Front Elevation

The front elevation of the house is beautifully landscaped with a variety of shrubs, adding vibrant greenery and curb appeal. There is parking space for two cars, with the added convenience of an electric charging point for modern electric vehicles, as well as an outdoor electrical point for additional functionality. A well-maintained path leads to the front composite door, offering a welcoming entryway to the home. The combination of practical features and attractive landscaping creates a stylish and functional first impression.

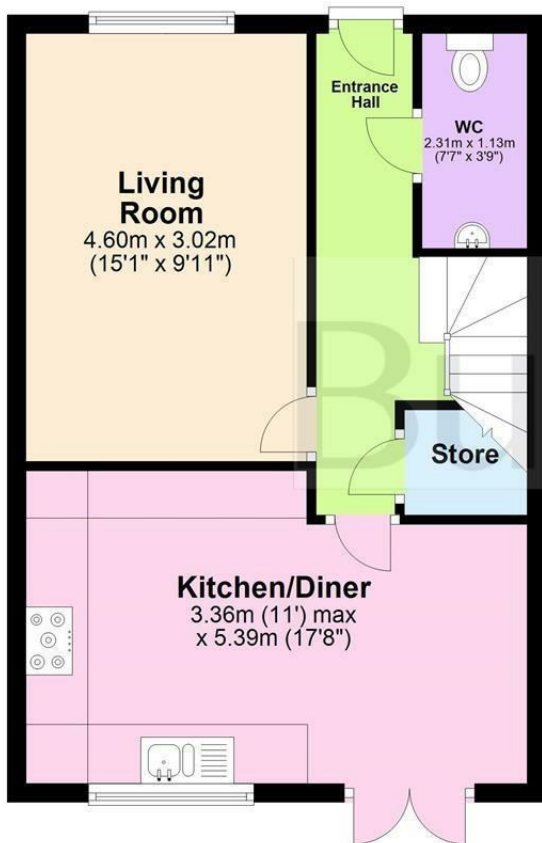


Tel: 01909 475111



Ground Floor

Approx. 43.5 sq. metres (467.7 sq. feet)



First Floor

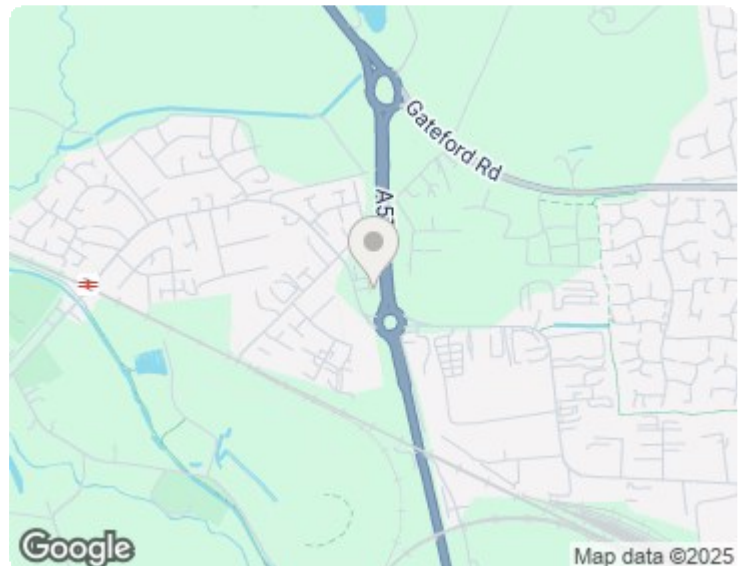
Approx. 42.8 sq. metres (460.9 sq. feet)



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
84	95
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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