



POPPY CLOSE | SHIREBROOK | MANSFIELD | NG20 8EU

**BuckleyBrown**  
ESTATE AGENTS

TURN THE KEY!!.. And step into this incredible three-bedroom family home, located in the convenient area of Shirebrook and nearby to a great range of shops and amenities, including parks and transport links to neighbouring towns and cities. The property itself has been kept to an excellent standard throughout, with ample space for growing families to enjoy and make memories. Let's take a peek inside..

The ground floor welcomes you to a fantastic open-plan reception space. The living room benefits from a feature fireplace with gas fire that provides a terrific central focal point and lends itself perfectly to cosy nights in. This leads you nicely into the dining area where you can enjoy sit down family meals, and presents a set of double doors that lead you out to the rear garden. The kitchen is complete with a range of modern wall and base units with space for all essential appliances and a pantry to make use of. There's a handy utility space leading off here, along with a WC that is especially useful when guests are over to visit!

The first floor reveals three excellent bedrooms, each of which offer plenty of space and flexibility to add your own stamp. The master bedroom stands out with impressive fitted wardrobes, along with access to its own stylish en-suite facility. The family bathroom is located just off the landing and comprises of a three-piece suite that perfectly caters to the needs of a busy household.

You will only be further impressed as you step outside to an enclosed and well-maintained rear garden where you'll find a patio seating area and lawn perfect for enjoying outdoor dining or a spot of gardening. There's also a handy storage shed for added convenience, and this is complemented by a lovely display of surrounding mature shrubs and trees. To the front of the property is a low-maintenance lawn, alongside a private driveway and garage, allowing space for both off-road parking and secure storage. What more could you ask for?





#### Entrance Hall

With stairs leading up to the first floor, and access into;

#### Living Room 10'5" x 13'7"

Open-plan with fitted carpets, feature fireplace with gas fire, central heating radiator, and window to the front elevation.

#### Dining Room 8'4" x 8'9"

Open-plan with fitted carpets, central heating radiator, and double doors leading out to the rear garden.

#### Kitchen 8'4" x 9'0"

Complete with a range of modern wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated oven, gas hob with extractor fan

above, space for an upright fridge and freezer, pantry, central heating radiator, and window to the rear elevation. With access through to;

#### Utility 4'5" x 6'0"

With space and plumbing for both a washing machine and tumble dryer, worktop over, central heating radiator, and a door leading outside. With access into;

#### WC

Complete with a low flush WC, vanity hand wash basin, central heating radiator and opaque window to the rear elevation.

#### Landing

With fitted carpets, central heating radiator, loft access with loft ladder, and access into;

#### Master Bedroom 11'5" x 13'7"

With fitted carpets, fitted wardrobes, central heating radiator, window to the front elevation, and access into a private en-suite facility.

#### En-Suite 5'0" x 6'8"

Complete with a fitted shower cubicle, low flush WC, vanity hand wash basin, central heating radiator, and opaque window to the side elevation.

#### Bedroom Two 8'0" x 15'1"

With fitted carpets, central heating radiator, and window to the front elevation.

#### Bedroom Three 7'2" x 12'2"

With fitted carpets, central heating radiator, and window to the rear elevation.

#### Family Bathroom 5'7" x 10'3"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin, storage cupboard, and opaque window to the rear elevation.

#### Outside

Featuring an enclosed, well-maintained garden to the rear with a patio seating area, lawn, storage shed, and a wonderful display of surrounding mature shrubs and trees. To the front of the property is a low-maintenance lawn, alongside a private driveway and garage, allowing space for both off-road parking and secure storage.



Ground Floor  
52 sq.m / 565.09 sq.ft  
Approx.

First Floor  
50 sq.m / 534.21 sq.ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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