



SWANWICK AVENUE | SHIREBROOK | MANSFIELD | NG20 8RW



AN ABSOLUTE GEM!!... We couldn't be happier to introduce you to this wonderful four-bedroom semi-detached house standing beautifully with a well-maintained driveway! Offering convenient off-street parking and located within the convenient area of Shirebrook, local shops and amenities are only a short journey away!

The ground floor boasts a fabulous living room with stylish decor. This is the perfect space to spend cosy nights in!. The kitchen hosts a stunning range of modern units and cabinetry with an inset sink and worktop space for all those kitchen appliances, providing everything you need to cook meals for the family! Next door, the dining area accommodates a large table and chairs to host family meals and dinner parties! The first floor hosts a utility room and a stunning bathroom with the added bonus of a double shower and built in vanity units for plentiful storage space. This property offers so much potential to create your dream home!

Now that you've seen all the first ground has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to four well-sized bedrooms, all offering space and flexibility to add your own stamp.

The outside space complements the property perfectly and presents a low-maintenance artificial lawn with a gorgeous patio seating area, the perfect setting for family BBQs in the summer months! There is also a private driveway to the front of the property, providing space for handy off-road parking. Call today to arrange a viewing!





Hall

With access to;

Living Room 15'7" x 10'7"

With carpeted flooring and window to front elevation.

Dining Room 11'6" x 13'1"

With laminate flooring and a feature fireplace.

Kitchen 9'6" x 9'8"

Including a modern range of cabinetry with work surface over. With window to side elevation.

Utility 5'4" x 5'8"

With ample storage space.

Bathroom 15'2" x 5'8"

Including a four-piece suite. With window to side elevation.

Landing 8'9" x 5'8"

With access to;

Bedroom One 9'3" x 13'11"

With window to front elevation.

Bedroom Two 9'6" x 10'10"

With window to front elevation.

Bedroom Three 11'6" x 10'2"

With window to rear elevation.

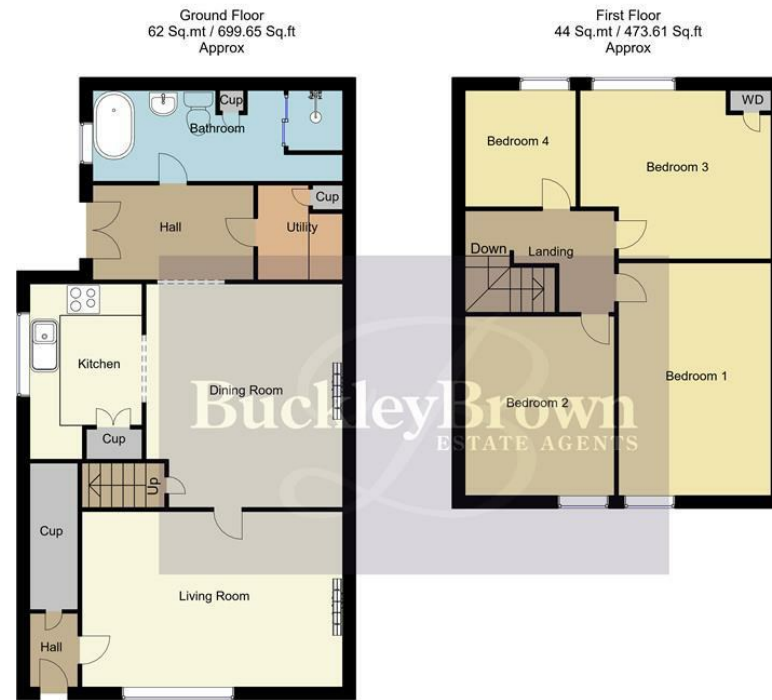
Bedroom Four 6'11" x 7'2"

With window to rear elevation.

Outside

A stunningly landscaped garden, with a low-maintenance artificial lawn and patio area. With ample parking to the front of the property.





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) A			84
(81-91) B		71	
(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	

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