



PARK ROAD | SHIREBROOK | MANSFIELD | NG20 8JR

**BuckleyBrown**  
ESTATE AGENTS

COMFORTABLE LIVING!!... This wonderful three-bedroom detached bungalow presents a warm and homey feeling throughout. As soon as you step inside, you will see the potential that this property presents and that it is ideal for anyone wanting to add their own stamp and make it their own! Let's look around.

Upon entering, you will find the living room offers a warm and cosy environment where the whole family can enjoy spending time together! Next, we have the kitchen, which comes complete with a range of units and cabinets with plenty of space for adding your own dining sets, making it great for when friends and family visit for tea! There is also access to a utility room and garage which will certainly come in handy.

There are three spacious bedrooms, all of which are of great size and make it easy to add your own personal sense of style with your own decor or maybe a lick of paint! There is a shower room that completes the floor, including a double shower for added convenience.

Outside presents a private driveway and car port, offering space for ample off-street parking to the front. To the rear offers an impressive well-maintained lawn, giving a degree of privacy and great for when you host BBQs or garden parties! Do you think this could be the one for you? Don't miss out! Call now to book a viewing!





#### Entrance Hallway

With further access to;

#### Living Room 10'10" x 11'4"

With ample space for furnishings and a bay window to the rear elevation.

#### Kitchen 9'2" x 11'7"

Complete with a range of matching cabinetry and units, inset sink and drainer, integrated appliances and decorative splashback. The kitchen also gives access to a handy shower room, garage, storage room and utility.

#### Utility 5'7" x 9'1"

Complete with fitted cabinets and worktop space, inset sink and drainer and a window to the rear elevation.

#### Storage 4'3" x 5'7"

With ample room for storage, perfect way to keep organised and tidy.

#### Bedroom One 11'0" x 13'9"

With a window to the front elevation.

#### Bedroom Two 10'0" x 14'0"

With a window to the rear elevation.

#### Bedroom Three 9'11" x 12'11"

Spacious room with bay window to the front elevation allowing a wealth of natural daylight to flow through.

#### Shower Room 5'0" x 8'2"

Three piece suite comprising of a hand wash basin, low flush WC, shower and a window to the rear elevation.

#### Garage 8'9" x 15'7"

Accessible from the front elevation.

#### Outside

Low maintenance frontage with lawn and path leading to the front door. Private driveway and access to the garage. To the rear there is a well established garden which is mainly laid to lawn with fence surround offering a degree of privacy.





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.

**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			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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