



£240,000 Freehold

9 TEAL CLOSE | SHIREBROOK | MANSFIELD | NG20 8EP

BuckleyBrown
ESTATE AGENTS

HOME SWEET HOME!!.. Welcome to this charming detached four-bedroom property located in the picturesque Village of Shirebrook, close to shops, amenities and transport links. This house boasts a lovely spacious layout enough room for all the family. Let's head inside...

As you enter the property you will be greeted into the hallway leading to the handy downstairs cloakroom and then into the living room. The living room has a lovely feature fire place providing a cosy space to relax on an evening. Heading further there is the social hub of the home, the modern kitchen with an opening to the dining room which boasts a beautiful bay window. This space is the ideal area for hosting family and friends.

Upstairs you will find four spacious bedrooms, which can be used with flexibility to suit the new owners needs. The master bedroom comes with its own ensuite bathroom, providing a touch of luxury and convenience. Finishing off the first floor is the family bathroom fitted three piece suite.

One of the highlights of this property is the tiered garden with a lovely patio area, offering a tranquil space to enjoy the outdoors and soak up the sun. The property also has a driveway providing off road parking and a garage.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing!





Entrance Hallway

With access to;

Downstairs WC 6'6" x 2'8"

Low flush wc, pedestal wash hand basin with tiled splash back.

Living Room 11'9" x 14'4"

With carpet flooring, radiator, window to rear aspect and feature fireplace.

Kitchen 14'11" x 8'5"

Fitted with the a range of matching wall and base units, worktop over, tiled splash back, sink and drainer with mixer tap, integrated over with gas hob and extractor fan, Vinyl flooring, radiator, window and door leading to the garden and an opening to the dining room.

Dining Room 12'5" x 8'7"

With laminate flooring and a bay window to front elevation.

Bedroom One 14'1" x 14'11"

With carpet flooring, two windows to front elevation, radiator and access to:

En-Suite 5'1" x 3'6"

Fitted with a shower tray, partly tiled walls, low flush WC, pedestal wash hand basin, Vinyl flooring and window to side elevation.

Bedroom Two 10'10" x 8'6"

With carpet flooring, window to rear elevation, radiator and storage cupboard.

Bedroom Three 10'10" x 8'3"

With carpet flooring, radiator and window to rear elevation.



Bedroom Four 7'6" x 8'3"

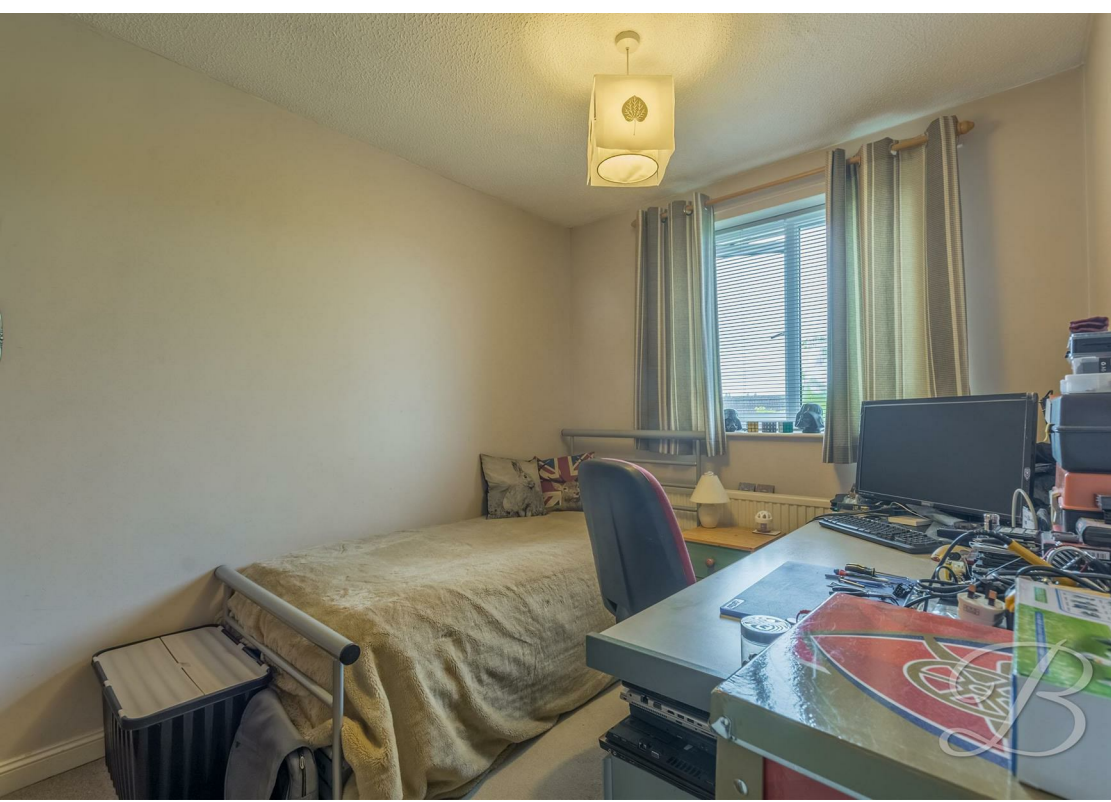
With carpet flooring, window to front elevation and radiator.

Family Bathroom 7'6" x 6'0"

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin, low flush EC, radiator, partly tiled walls, laminate flooring and window to rear elevation.

Outside

To the front of the property there is a lawn area with driveway and access to the garage. To the rear of the property there is a tiered garden comprising of a beautiful patio area with steps leading to an astroturfed area.



Ground Floor
67 sq.mt / 721.18 sq.ft
Approx



First Floor
57 sq.mt / 613.54 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) 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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