



Offers Over £270,000

CARTER LANE WEST | | SHIREBROOK | NG20 8FU

BuckleyBrown
ESTATE AGENTS

PICTURE PERFECT!!!...This three bedroom family home is a true gem and we can't wait to show you around. Boasting a spacious and well-presented interior, this detached property has room for the whole family, with a conservatory, extensive garden and modern fixtures and fittings throughout. You simply must view this one for yourself! Let's take a peek inside..

The ground floor boasts incredible accommodation. Starting with the living room which is complimented well with a bay window to the front, bringing the outside inside. Moving through to the which offers an extensive range of matching units and appliances, making it simple to show off your culinary skills. There's a fabulous dining room just next door with ample space for furniture, along with sliding doors leading out to the conservatory, this is Ideal when entertaining guests!

The first floor hosts three generous sized bedrooms, all of which have been well looked after and offer plenty of versatility. You'll even find fitted wardrobes with an ensuite in the master bedroom. Furthermore, the family shower room can be found just off the landing and complete with a modern three piece suite.

The garden really is something special, generous and private, with a spacious patio and decked seating area, extensive lawn and lovely surrounding shrubs. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a generous private driveway and a garage, with gated entrance, allowing space for ample off-road parking.





Porch
With windows to the rear elevation and access to;

Hallway
With further access to;

Living Room 11'10" x 11'10"
With a bay window to the front elevation.

Kitchen 6'11" x 19'10"
Complete with a range of matching cabinetry and wall units, inset sink and drainer, integrated appliances and dual aspect windows to the side and rear elevation. You will also find an external door to the side elevation.

Dining Room 10'11" x 11'6"
Ample furniture space with sliding doors to the rear leading into the conservatory.

Conservatory 9'1" x 13'11"
With surrounding windows and an external door to the side giving access to the garden.

Landing
With a window to the side elevation and further access to;

Bedroom One 10'11" x 11'7"
With a window to the rear elevation.

Bedroom Two 9'11" x 11'10"
With a bay window to the front elevation.

Bedroom Three 6'10" x 8'0"
With built in wardrobes and a window to the front elevation.

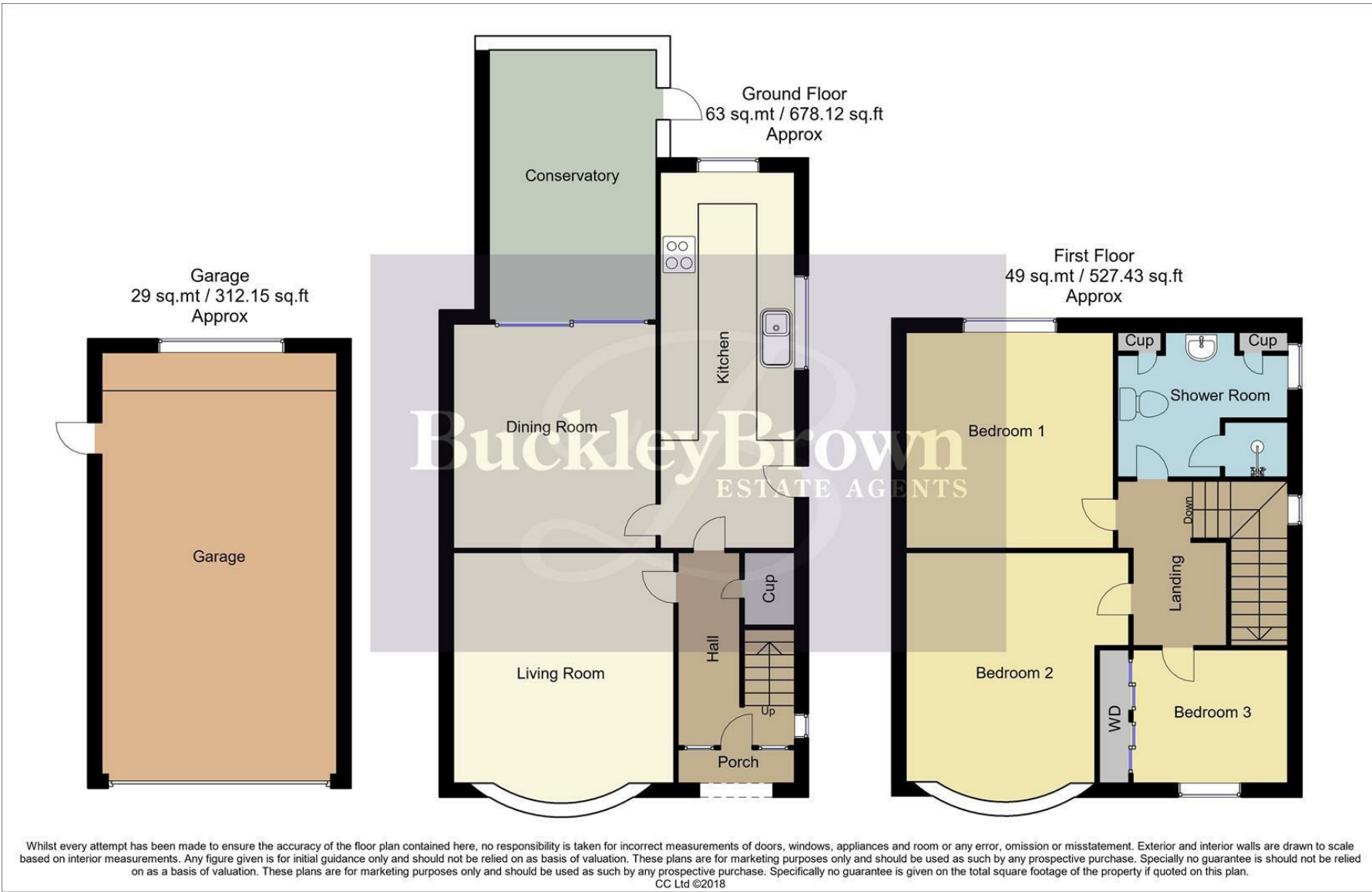
Shower Room 7'11" x 8'9"
Three piece suite comprising of a hand wash basin, low flush WC, shower and

additional storage cupboards. With a window to the side elevation.

Garage 12'1" x 21'9"
Accessible from the front with an external door to the side and a window to the rear. You will also find a utility space.

Outside
Gated entrance welcoming you to a spacious private driveway and garage allowing for off road parking. To the rear you will find a stunning garden; with well kept lawn, both patio and decked seating area complete with surrounding shrubs.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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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