



Offers In The Region Of £225,000 Freehold

44 PIPER STREET | SHIREBROOK | NG20 8GH

**BuckleyBrown**  
ESTATE AGENTS

**\*\*£10,000 ALLOWANCE TOWARDS DEPOSIT\*\* TURN KEY READY!...** We are thrilled to offer to market this charming detached house located on Piper Street in the lovely area of Shirebrook. This property boasts a spacious layout with one reception room, perfect for entertaining guests or simply relaxing with your family. Lets go inside...

As you walk in the property you will be welcomed into the lounge this room has a window to the front aspect and allows light to flow into the room. Moving further into the home you will find the spacious kitchen diner, the kitchen is fitted with modern wall and base units with work surface over providing ample space for using your culinary skills. The dining area has patio doors leading out to the rear garden giving ease for alfresco dining in the summer months. Finishing off the first floor there is a handy cloakroom.

On the first floor, you will find three good size bedrooms decorated in neutral colours, the master bedroom has the added luxury of its very own en-suite shower room. There is also a family bathroom fitted with a modern three piece suite including a panelled bath ready for relaxing in an evening.

To the front on the property there is tarmac driveway providing off street parking. To the rear there is a mostly laid to lawn garden with a patio area.

This property is ready to move into straight away, call now to arrange your viewing!



### Entrance Hallway

#### Lounge 14'0" x 10'11"

Double glazed window to the front elevation and a radiator.

#### Kitchen Diner 20'4" x 8'5"

Complete with a range of modern matching wall and base units, work surface over, integrated oven with gas hob over and extractor fan, one and a half bowl sink and drainer with mixer tap over, integrated washing machine, space and plumbing for washing machine, integrated fridge/freezer, tiled splash back, window to rear elevation, patio doors to rear elevation, laminate flooring, storage cupboard and radiator.

#### Downstairs Cloakroom

Complete with a pedestal wash and basin with mixer tap and tiled splash back, low flush wc, radiator and laminate flooring.

#### Bedroom One 10'0" x 10'0"

With carpet flooring, radiator, double glazed window and access to;

#### En-Suite Bathroom

Complete with a walk in shower with wall to floor tiles, vinyl flooring, radiator, pedestal wash hand basin, low flush WC and double glazed window

#### Bedroom Two 12'0" x 8'11"

With carpet flooring, radiator and double glazed window.

#### Bedroom Three 10'11" x 8'11"

With carpet flooring, radiator and double glazed window.

#### Family Bathroom

Complete with a three piece suite comprising of panelled back with shower over, low flush EC, pedestal wash hand basin, partly tiled walls, vinyl flooring, extractor fan, radiator and double glazed window.

#### Outside

To the front of the property there is a tarmac drive providing off road parking. To the rear of the property there is a sizeable rear garden with patio seating area and a well kept lawn.

**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>94</b> |
| (81-91) <b>B</b>                            | <b>83</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</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<br>2002/91/EC |           |

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