



Offers Over £200,000 Freehold

12 CARAWAY DRIVE | SHIREBROOK | MANSFIELD | NG20 8EY

**BuckleyBrown**  
ESTATE AGENTS

MODERN DAY LIVING!.. A fine example of a modern semi-detached house set on the Meadow View development in Shirebrook that boasts beautiful accommodation set over three floors. This impeccable three bedroomed house is simply stunning, both inside and out, hosting so many wonderful features that cannot disappoint in our opinion.

From the moment you arrive at the property, it is quite noticeable that the property has been beautifully maintained, endorsed by the hallmark stamp of quality. The interior is tastefully presented, naturally light and calming with clever use of colours and practical sense throughout and we are confident that you will love it just as much as we do!

There is a stunning fitted kitchen, complete with a range of modern and matching units and has space for a dining table and chairs, making it perfect for families and any buyer who enjoys entertaining. The lounge is light and airy, overlooks and provides access outside to the garden for convenience.

The first floor accommodates two of the bedrooms and a gorgeous family bathroom, complete with a modern white suite. There is also a study which has a staircase rising to the master bedroom on the top floor. The master bedroom is brilliant, offering a fabulous amount of space and benefits from a splendid en-suite.

Outside there is a driveway allowing for ample off-street parking, which in turn provides access to the garage. The rear garden is fully enclosed and has been beautifully landscaped, featuring a paved patio area and a pathway leading to the secondary decked patio area. The rest is mainly laid to lawn with a planted border.

This beautiful home is too good to miss! Call us today to view!





#### Entrance Hall

With a central heating radiator and stairs rising to the first floor. Doors provide access into;

#### Kitchen/Dining 11'7" x 13'5"

The kitchen is fitted with a stunning range of high-gloss wall and base units with ceramic sink and drainer set into work surface. Integrated appliances include a fridge/freezer, electric oven and electric hob with an extractor fan over. There is space and plumbing for a washing machine. There is further space for a dining table and chairs, perfect for enjoying family meals, and entertaining family and friends.

#### Living Room 14'9" x 11'8"

The lounge has been tastefully decorated, creating a calm environment to relax. With a window to the side elevation, a central heating radiator and french patio doors which provide access onto the rear garden.

#### Downstairs WC

The downstairs WC is laid with vinyl flooring. Fitted with a low level WC and pedestal hand wash basin. With an opaque window to the front elevation and a central heating radiator.

#### First Floor Landing

Laid with carpet flooring. With a central heating radiator. Doors provide access into;

#### Bedroom Two 14'8" x 8'9"

A double bedroom laid with carpet flooring. With a window to the rear elevation and a central heating radiator.

#### Bedroom Three 9'3" x 8'0"

A generously sized single bedroom laid with carpet flooring. With a window to the front elevation and a central heating radiator.

#### Office 6'4" x 5'9"

With a window to the front elevation and a central heating radiator. Stairs rising to the second floor.



#### Bathroom

The bathroom is fitted with a three-piece suite in white comprising low level WC, pedestal hand wash basin and a panelled bath with shower over with complimentary tiled splash-back. With an opaque window to the side elevation and a central heating radiator.

#### Second Floor Landing

Door provides access into;

#### Bedroom One 14'7" x 12'5"

The master bedroom offers a sense of luxury, located on the top floor allowing for ultimate privacy, and featuring fitted wardrobes and its own en-suite facility. With a window to the front elevation and a central heating radiator.

#### En-suite 7'9" x 5'10"

The en-suite is fitted with a three-piece suite in white comprising low level WC, pedestal hand wash basin and a walk-in rainfall shower. With a Velux window and a central heating radiator.

#### Outside

There is a driveway allowing for ample off-street parking, which in turn provides access to the garage. The rear garden is fully enclosed and has been beautifully landscaped, featuring a paved patio area and a pathway leading to the secondary decked patio area. The rest is mainly laid to lawn with a planted border.

#### Garage 10'2" x 19'8"

With an up and over door. Providing an additional parking space, or offering a useful storage area.





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. Specially 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			95
(81-91) B		84	
(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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