



£175,000 Freehold

12 THE COPPICE | SHIREBROOK | MANSFIELD | NG20 8EF

BuckleyBrown
ESTATE AGENTS

HOME SWEET HOME!... Occupying a generous plot is this wonderful three bedroom semi-detached house situated in Shirebrook which is full of potential. Within close proximity to local amenities, shops and transport links this property offers much more than meets the eye! It really is perfect for someone looking to make their own stamp to their own home.

As you enter the property through the porch into the entrance hallway, you will already get a sense of the space that is to offer. The first room you will be greeted into is the living dining room which has dual aspect windows allowing light to flood the room. This space is an excellent size and is perfect to socialise with family and friends. Moving further there is a lovely kitchen which comes complete with a range of matching units and cabinets with complementary work surface over. There is also a handy large understairs storage cupboard! Leading off the kitchen you will find the garage which is the full length of the property and provides a generous amount of storage for the new owners to utilise.

Upstairs you will find three well proportioned bedrooms, two of which have the added bonus of built in wardrobes! Finishing off this floor is the family bathroom which is complete with a three piece suite.

There is a generous driveway offering off-street parking for multiple vehicles to the front of the property. There is a lovely private and enclosed garden with mature hedges, plants and shrubbery to the rear with a paved patio seating area. All that's missing is your own table and chairs, so what are you waiting for? Call now to arrange a viewing!





Porch

Entrance Hallway

Stairs to first floor, radiator and giving access to;

Kitchen 7'10" x 16'4"

Complete with a range of matching wall and base units with complimentary work surface over, integrated oven with gas hob, extractor hood over, inset sink and drainer with mixer tap over, tiled splashback, vinyl flooring, radiator, window to rear elevation, space and plumbing for washing machine and access to storage cupboard.

Living Diner 11'3" x 21'8"

With dual aspect windows, carpet flooring, two radiators and a feature fireplace.

Landing

Giving access too;

Bedroom One 10'1" x 11'5"

With window to front elevation, radiator and carpet flooring.

Bedroom Two 9'10" x 10'1"

With window to rear elevation, built in wardrobes, radiator and carpet flooring.

Bedroom Three 7'4" x 7'10"

With carpet flooring, window to front elevation and built in wardrobes.

Bathroom 6'2" x 7'9"

Complete with a three piece suite comprising of panelled bath with shower over and shower screen, pedestal hand wash basin, low flush W.C, full tiled walls, vinyl flooring, window to rear elevation and radiator.

Outside



To the front of the property there is a large driveway giving ample off street parking space and providing access to the garage. To the rear of the property there is a generously sized private garden with mature hedges, plants, tree and shrubbery and a well maintained lawn. There is also a benefit of a paved patio area proving a lovely space to enjoy the warmer months!



Ground Floor
74 sq.mt / 796.52 sq.ft
Approx



First Floor
42 sq.mt / 452.08 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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