



Guide Price £170,000

17 WOODLAND GROVE | SHIREBROOK | MANSFIELD | NG20 8GN

BuckleyBrown
ESTATE AGENTS

MOVE IN READY WITH ADDED BONUS OF £170,000 - £175,000!...We are thrilled to present this beautifully maintained three-bedroom semi-detached house, ideally situated in the highly sought-after area of Shirebrook. With excellent transport links to nearby towns including Mansfield, Worksop, and Chesterfield, and a wealth of local amenities and shops just a stone's throw away, this property offers both convenience and comfort. Let's take a closer look...

Upon entering the property the hallway leads you nicely into a modern kitchen diner that's perfect for those who love to cook! With plenty of worktop space, cabinetry and integrated appliances along with ample space for a dining table, we just know you will love spending time in here with friends and family!

Adjacent to the kitchen diner, is the cosy, neutral-toned living room which is a delightful space to unwind, with French doors that invite an abundance of natural light, creating a bright and airy atmosphere. This room is perfect for relaxing all year round. Completing the ground floor is a convenient WC.

Upstairs, you'll find three well proportioned bedrooms, each immaculately presented and ready to add your own stamp too. The family bathroom is also located on this floor and is fitted with a stylish three-piece suite, complete with a shower over the bath.

Externally, the property benefits from a private driveway, providing off-street parking—a much-desired feature. The rear garden is a real treat, with a lovely landscaped design that's both low-maintenance and inviting. A charming patio area is perfect for outdoor dining, while the remainder of the garden is mainly laid to lawn, offering a peaceful space to enjoy the outdoors.

Does this sound like your ideal home? Get in touch today.





Entrance Hall

Housing stairs to the first floor accommodation and doors providing access into;

Downstairs Cloakroom

Complete with low flush WC and hand wash basin.

Kitchen Diner 11'6" x 13'5"

The kitchen is fitted with an attractive range of matching wall and base units with an inset sink and drainer. There are a range of integrated appliances which include an oven, and an electric hob with a chrome extractor hood over. The kitchen also lends itself nicely as a dining area, as there is space for a dining table and chairs.

Living Room 14'8 x 13'5

Having laminate flooring throughout, the living area benefits from having patio doors fitted to rear elevation, a built in under the stairs storage cupboard and windows to the rear elevation.

Landing

Giving access to;

Master Bedroom 14'10 x 10'6

Having laminate flooring and a central heating radiator.

Bedroom Two 9'11 x 8'11

With laminate flooring, central heating radiator and windows to rear elevation.

Bedroom Three 7'9 x 6'0

Complete with laminate flooring and a central heating radiator.



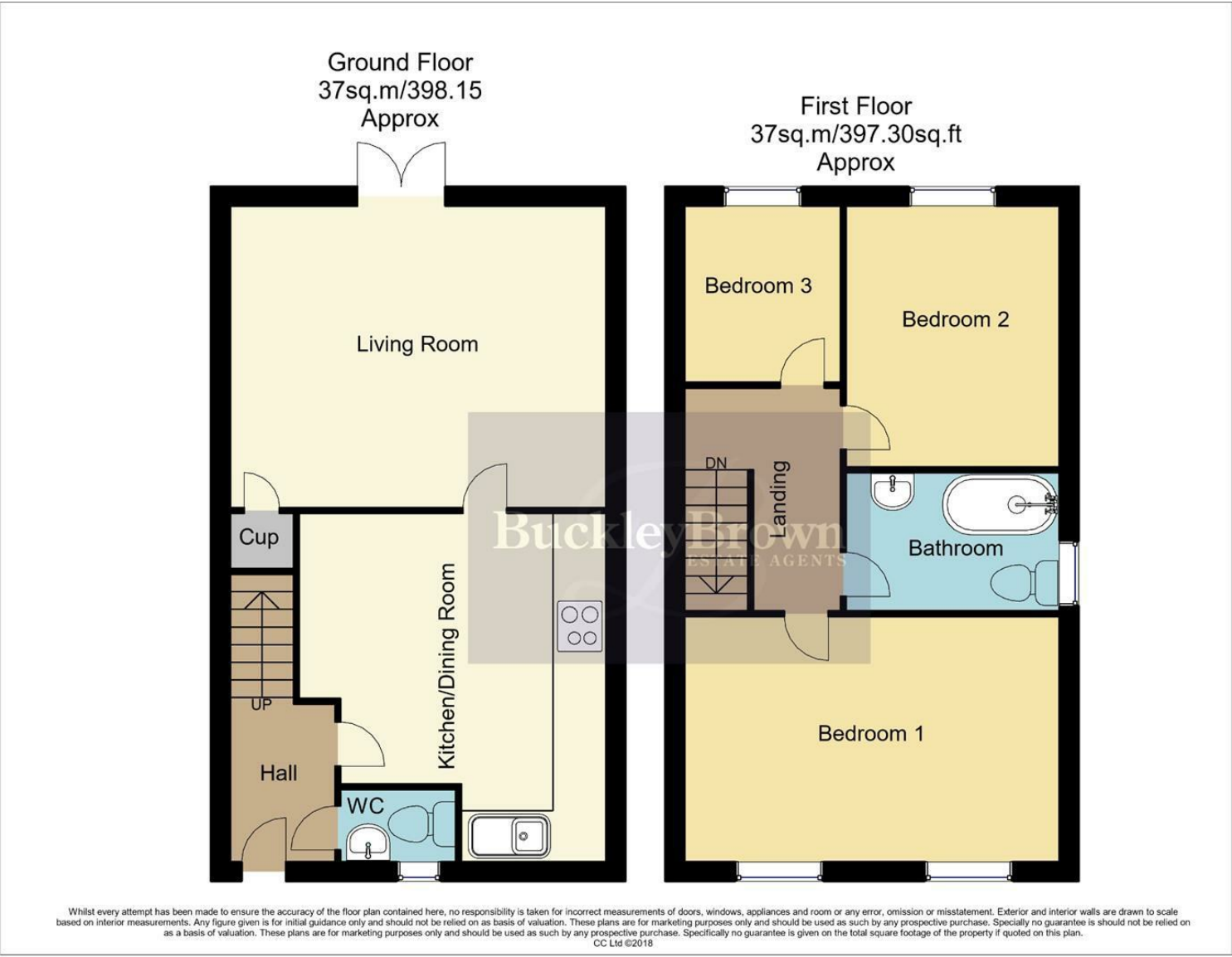
Bathroom 8'11 x 5'4

The family bathroom comprises of a three piece suite inclusive of low flush WC, hand wash basin and a bath with an overhead shower. The bathroom is tiled throughout and has natural ventilation through the obscure glass window.

Outside

The front garden is low maintenance, complemented by a driveway offering plenty of off-street parking. At the rear, the enclosed garden is also easy to care for, featuring both a lawn and a patio area —ideal for relaxing and entertaining during the warmer months.





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		
		Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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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