



£140,000

2 THORESBY AVENUE | SHIREBROOK | MANSFIELD | NG20 8JJ

**BuckleyBrown**  
ESTATE AGENTS

## A GREAT OPPORTUNITY!...

We welcome you to this three bedroom semi-detached property, located in the sought after area of Shirebrook. This property hosts a well-planned layout, great local amenities and a spacious rear garden. Let's take a look around...

The ground floor of this property offers a perfect blend of style and practicality, ideal for both family living and entertaining. The dining room features a bay window, allowing in a flood of natural light, creating a bright and airy atmosphere. The spacious living room hosts a charming feature fireplace which adds both warmth and character to the room. This cosy space is ideal for relaxing or entertaining guests. The kitchen is well equipped with matching cabinetry and a generous amount of worktop space, this is a perfect space for practising those culinary skills. Additionally, to complete this floor you will find the practical WC.

Heading upstairs, you will be greeted by three generously sized bedrooms, all of which offer ample space to add your own homely furnishings. The second bedroom benefits from a built in wardrobe, offering an abundance of storage space. Just off the landing you will find the bathroom which comprises of a neutral three piece suite.

The exterior of the property is equally charming and well-maintained. The front features a driveway, offering convenient off-road parking, along with a neatly laid lawn and decorative shrubbery, creating a great kerb appeal! The rear garden is a private retreat, perfect for outdoor relaxation and entertaining. It includes a spacious laid lawn, surrounded by shrubbery and mature trees. A shed offers additional storage space, while the surrounding fencing ensures security and seclusion, making this garden a tranquil haven to enjoy all year round.

Call today to arrange a viewing!





### Entrance Hall

Doors provide access into;

### Kitchen 13'5" x 10'4"

Complete with a matching range of cabinetry and worktop space. It features an inset sink and drainer, integrated oven and gas hob with hood over. With windows to the side and rear elevation.

### Living Room 12'9" x 11'4"

With carpeted flooring, feature fireplace and window to front elevation.

### Dining Room 10'3" x 12'9"

With carpeted flooring, feature fireplace, window to rear and bay window to the front elevation.

### WC

Complete with a low flush WC and hand wash basin. Window to rear elevation.

### Landing

Door provide access into;

### Bedroom One 12'10" x 11'4"

With carpeted flooring, central heating radiator and window to front elevation.

### Bedroom Two 10'3" x 10'5"

With carpeted flooring, central heating radiator and windows to the front and rear elevation. This room benefits from built in wardrobes.

### Bedroom Three 7'6" x 8'11"

With carpeted flooring, central heating radiator and window to rear elevation.

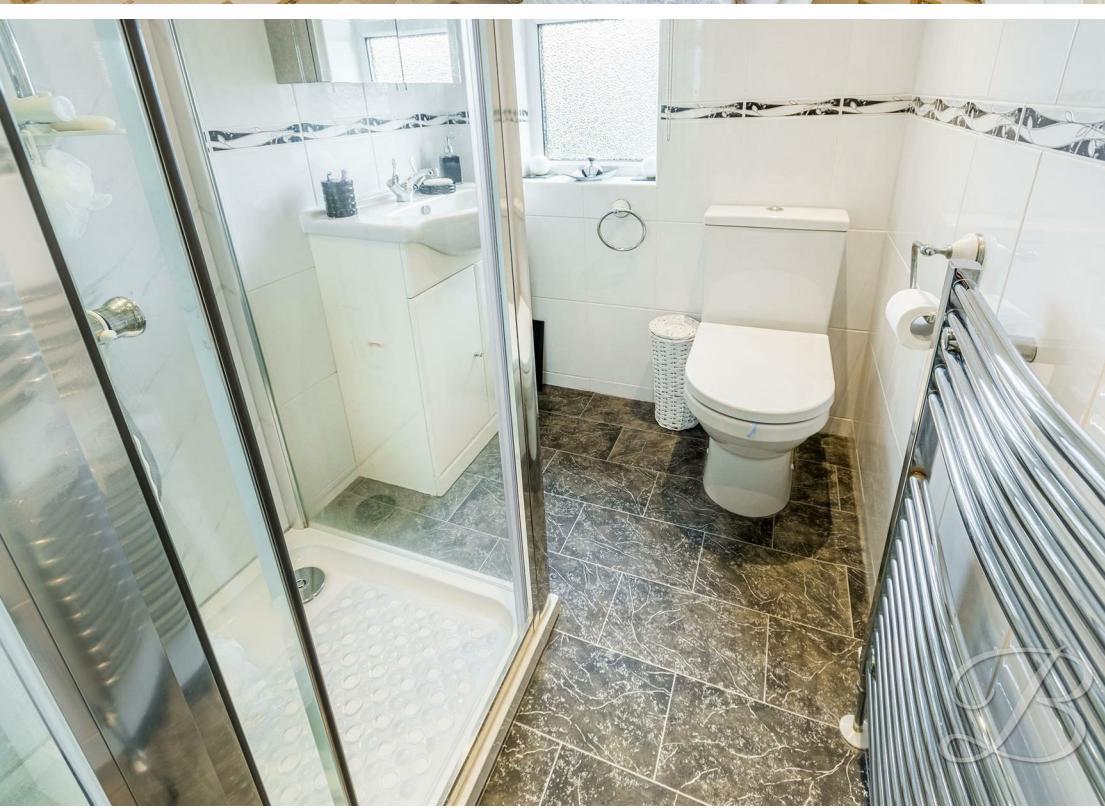


### Bathroom 4'7" x 5'10"

Complete with a three piece suite including a shower, low flush WC and hand wash basin. With a window to rear elevation.

### Outside

To the front of the property you will find a driveway, providing ample off-road parking. As-well as a laid lawn and decorative shrubbery, providing that great kerb appeal! To the rear of the property you will find a handy shed, laid lawn and surrounding fencing and shrubbery!





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. 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
(81-80) B		
(69-60) C		
(55-48) D		65
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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