



£140,000 Freehold

100 CENTRAL DRIVE | SHIREBROOK | MANSFIELD | NG20 8BA

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ESTATE AGENTS

YOUR NEXT CHAPTER... This charming four-bedroom detached home, located in a sought-after area of Shirebrook, is perfect for growing families. With its spacious layout and convenient proximity to local shops, schools, and other essential amenities, it offers both comfort and practicality for everyday living.

On the ground floor, you'll find a welcoming living room that provides a perfect space for relaxation and even has room for a dining table and chairs. Bedroom Two is positioned at the front of the house and features a beautiful bay window that fills the room with natural light. Toward the rear, the kitchen is fitted with matching cupboards and offers ample storage. A convenient WC completes the ground floor.

Upstairs, the first floor hosts three well-proportioned bedrooms. Bedroom One benefits from its own private en suite, offering added comfort and privacy. A modern family bathroom serves the remaining bedrooms, making this floor perfectly suited for a busy household.

Outside, the property boasts front off-road parking and a large rear garden designed for enjoyment and low maintenance. The garden features a combination of gravel, lawn, and patio areas — ideal for outdoor entertaining, play, or simply relaxing in the sun.





Entrance Hall

Housing the stairs to first floor accommodation and giving access to;

Bedroom Two 11'1" x 11'7"

Complete with a bay window to front elevation, carpet flooring and central heating radiator.

Living Room 11'7" x 12'1"

Having a window to rear elevation and central heating radiator.

Kitchen 8'10" x 10'1"

Complete with a range of matching wall and base units with complimentary work surface over, inset double sink with mixer tap, integrated oven with hob and extractor hood over, space and plumbing for essential appliances, window to side

elevation and tiled flooring. There is access to a cupboard and a door leading outside.

WC 4'1" x 4'10"

Complete with a low flush wc and sink.

First Floor Accommodation

Giving access too;

Bedroom One 10'9" x 13'10"

Having a window to front elevation, carpet flooring, central heating radiator, built in cupboard and access to its own en-suite facilities.

En-Suite 5'7" x 6'3"

Complete with a shower cubicle, low flush wc and sink.



Bedroom Three 8'10" x 9'11"

Complete with carpet flooring, window to rear elevation and central heating radiator.

Bedroom Four 6'0" x 10'11"

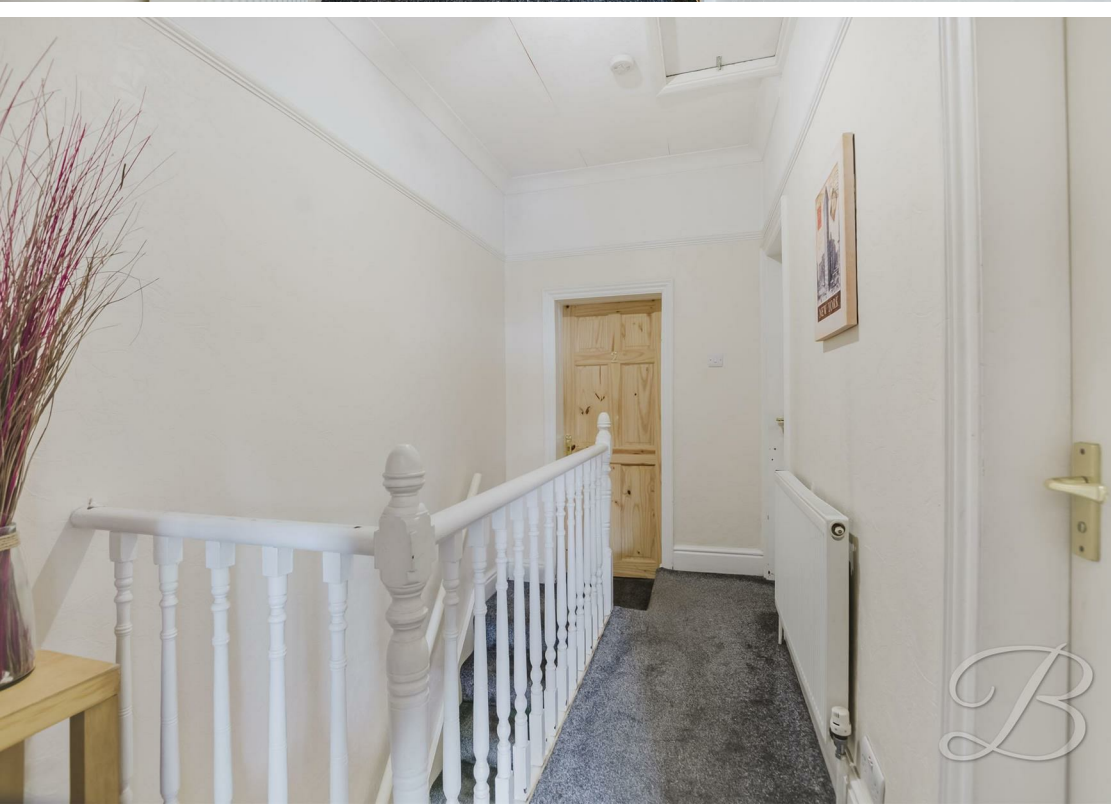
Complete with carpet flooring, window to rear elevation and central heating radiator.

Bathroom 7'1" x 7'3"

Complete with a three piece suite comprising panelled bath, low flush wc and sink.

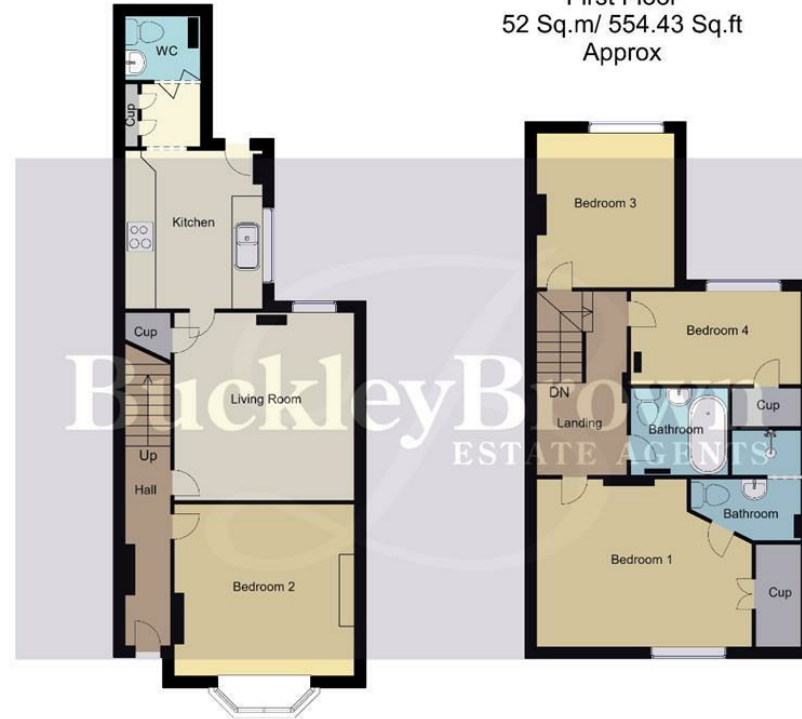
Outside

To the rear of the property there is an enclosed garden with a well maintained lawn and a gravel seating area to enjoy in the warmer months.



Ground Floor
52 Sq.m/ 558.54 Sq.ft
Approx

First Floor
52 Sq.m/ 554.43 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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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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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