



Price Guide £140,000 Freehold

125 ALDER WAY | SHIREBROOK | MANSFIELD | NG20 8PY



PRICE GUIDE £140,000-£150,000

A GREAT OPPORTUNITY!...

Positioned in the highly sought-after part of Shirebrook, this three-bedroom semi-detached property combines generous living space with excellent access to local amenities, schools, and transport links—making it an ideal choice for families, first-time buyers, or investors.

Step inside to a welcoming hallway that leads into a bright and comfortable living room, perfect for relaxing at the end of the day. To the rear, a light-filled conservatory with surrounding windows provides panoramic garden views and direct access to the outdoors—ideal for year-round enjoyment. The stylish open-plan kitchen/dining room is the heart of the home, offering ample storage, modern fittings, and a social space for family meals and entertaining.

Upstairs, you'll find three well-proportioned bedrooms, each designed to suit a variety of needs. The family bathroom is conveniently positioned and tastefully finished.

The front of the property benefits from a private driveway that extends down the side to a garage, providing secure storage and off-street parking for multiple vehicles. The enclosed rear garden offers a low-maintenance lifestyle with a smart artificial lawn, patio seating area, and surrounding fencing for privacy—perfect for outdoor dining, children's play, or simply relaxing in the sun.

Call today to arrange a viewing!!!





Entrance Hall

With a window to the front elevation, stairs rising to the first floor, built in storage cupboard and access into;

Living Room 12'0" x 19'9"

With laminate flooring, window to the front elevation and sliding doors opening into the conservatory. With a door providing access into the kitchen/Dining Room.

Conservatory 10'3" x 11'1"

With surrounding windows and doors opening onto the rear garden.

Kitchen/ Dining Room 10'0" x 19'9"

Complete with an array of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and a gas hob with a hood

over. This room allows ample space for your dining furniture. With windows to the rear and side elevations and a door to the side elevation.

Landing

With access into;

Bedroom One 12'0" x 10'11"

With carpeted flooring, fitted wardrobe and a window to the front elevation.

Bedroom Two 13'3" x 8'9"

With carpeted flooring and a window to the rear elevation.

Bedroom Three 8'10" x 10'10"

With carpeted flooring and a window to the front elevation.



Bathroom 9'3" x 5'6"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin.

Outside

The front of the property offers a driveway which leads down the side of the property to a garage, providing ample storage and off-street parking. The rear garden hosts a patio seating area, artificial lawn and surrounding fences.

Garage 14'11" x 16'4"

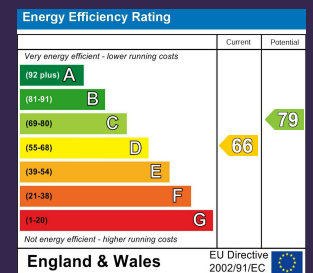
Accessible from the front elevation.





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.



125 ALDER WAY
SHIREBROOK
MANSFIELD
NG20 8PY



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121



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