



Offers In The Region Of £160,000 Freehold

1 ORCHID WAY | SHIREBROOK | MANSFIELD | NG20 8ES

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!...

Welcome to this two-bedroom semi-detached property, ideally located in the popular area of Shirebrook. Perfect for first-time buyers, small families, or investors, this home offers a great balance of comfort, practicality, and modern living, with local amenities, schools, and transport links all within easy reach.

Upon entering, you are greeted by a welcoming living room, providing a cosy and inviting space to relax and unwind. This leads through to the kitchen, which offers ample worktop and storage space for all your culinary needs. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living—ideal for entertaining guests or enjoying summer evenings.

Upstairs, the property features two well-proportioned bedrooms, each offering a comfortable and versatile layout suitable for a variety of needs, whether as sleeping accommodation, a home office, or guest space. A family bathroom completes the first-floor accommodation.

Externally, the property continues to impress. To the front, there is a driveway providing off-street parking and a neatly laid lawn, enhancing the home's kerb appeal. The rear garden offers a lovely outdoor retreat, with a patio seating area, well-maintained lawn, and surrounding fencing for added privacy—perfect for relaxing or entertaining in a secure setting.

Call today to arrange a viewing!!!





Living Room 11'10" x 17'3"

With ample space, laminate flooring and a window to the front elevation.

Kitchen 11'10" x 6'8"

Complete with a range of matching cabinetry and worktop surfaces. It features an inset sink and drainer, integrated oven and a gas hob with hood over. With double doors opening onto the rear garden.

Landing

With access into;

Bedroom One 11'10" x 8'10"

With laminate flooring, central heating radiator and a window to the rear elevation.



Bedroom Two 11'10" x 10'0"

With carpeted flooring, built in storage cupboard, central heating radiator and a window to the front elevation.

Bathroom 5'4" x 6'9"

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 and laid lawn. The rear garden hosts a patio setaing area, laid lawn and surrounding fences.





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		89
(81-91) B		
(69-80) C		
(55-68) D	73	
(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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