



Offers Over £195,000 Freehold

59 BROOKFIELD CRESCENT | SHIREBROOK | MANSFIELD | NG20 8LP

BuckleyBrown
ESTATE AGENTS

IDEAL FAMILY HOME...Nestled in the charming area of Brookfield Crescent in Shirebrook, Mansfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. With its inviting façade and friendly neighbourhood, this property is an ideal choice for families or those seeking a peaceful retreat.

Upon entering the ground floor, you are greeted by a spacious reception room that serves as the heart of the home. This area is perfect for entertaining guests or enjoying quiet evenings with family. The layout flows seamlessly into the kitchen, which is well-equipped and offers ample space for dining. The ground floor is designed to maximise both functionality and comfort, making it a welcoming space for everyday living. To finalise the ground floor it has a handy utility and WC.

Moving to the first floor, you will find three well-proportioned bedrooms, each offering a tranquil space for rest and relaxation. The bedrooms are filled with natural light, creating a warm and inviting atmosphere. Additionally, the bathroom is conveniently located on this level, providing easy access for all family members.

Outside, the property boasts both front and rear gardens, providing a lovely outdoor space for various activities. The front garden adds to the property's curb appeal, while the rear garden offers a private sanctuary, perfect for enjoying sunny days or hosting barbecues. This outdoor area is a wonderful extension of the home, ideal for children to play or for adults to unwind in a peaceful setting.

In summary, this semi-detached house on Brookfield Crescent is a fantastic opportunity for those looking for a comfortable family home in a friendly community. Call up today to secure your booking | 01623 633633.





Porch

Hall

Carpeted flooring hallway leading into first floor rooms.

Living Room 12'3" x 11'11"

Carpeted flooring with central heating radiator, feature fireplace, window to the front elevation.

Kitchen 11'5" x 8'9"

Matching cabinets with ample worktop space, inset sink, space for a small dining table, window to the rear elevation.

Utility 6'4" x 5'5"

Utility area with ample storage space for appliances, with built in cupboards.

Hall

Second hallway with access to the house from the rear.

WC

Low flush WC.

Landing

Landing leading up the to the first floor rooms.

Bedroom One 12'4" x 11'6"

Carpeted flooring with central heating radiator and window to the front.

Bedroom Two 12'11" x 7'1"

Carpeted flooring with central heating radiator, built in cupboard and window to the rear elevation.



Bedroom Three 8'8" x 8'5"

Carpeted flooring with central heating radiator, built in cupboard and window to the rear elevation.

Bathroom 7'10" x 5'5"

Three piece bathroom with bath, hand wash basin and low flush WC.

Outside

Decorative front area with shrubs and plants and a footpath leading to the rear along with a spacious artificial lawn and driveway for 2 cars. To the rear is a patio area along with a decking and lawn.

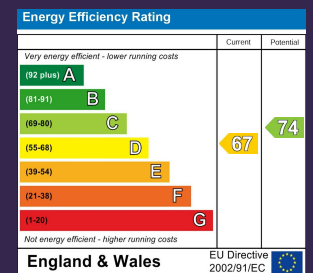




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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