



Shirebrooke Close  
NOTTINGHAM



# Shirebrooke Close NOTTINGHAM NG6 0JZ

for sale offers over  
**£235,000**



## Property Description

Located in a quiet cul de sac location with easy access to Nottingham city centre. This well-presented three bedroom semi-detached home benefits from having an annex area with a kitchenette and en-suite, being a versatile space for any perspective buyer. The accommodation in brief comprises; lounge, kitchen/diner, ground floor cloakroom, three/four bedrooms and a family bathroom. Outside there is a garden to the front with a low maintenance rear garden. Viewing is essential to fully appreciate the size and flexible living space on offer

## Entrance Hall

The property is entered via a UPVC double glazed door to the front elevation into a hallway where there is a useful storage cupboard and a doors off leading to the cloakroom and lounge.

## Cloakroom

With an obscured UPVC double glazed window to the front elevation, radiator, wash hand basin, low level W.C and laminate flooring.

## Lounge

15' 7" max x 15' 1" ( 4.75m max x 4.60m )  
Being open plan with the kitchen dining area this cosy family room has a UPVC double glazed bow window to the front elevation, radiator, laminate flooring, stairs off leading to the first floor, access to the annex area and access to the kitchen/Diner.

## Kitchen/diner

15' x 8' 11" ( 4.57m x 2.72m )

A fitted kitchen having a matching range of wall and base units with work surface over incorporating a stainless steel sink and drainer unit with mixer tap over and a four ring gas hob. There is an electric oven, space for a fridge/freezer, plumbing and space for a washing machine, a wall mounted boiler enclosed by a unit, radiator, tiled flooring, two UPVC double glazed windows to the rear elevation and a UPVC double glazed door to the rear elevation.

## Annex Area

21' 11" x 8' ( 6.68m x 2.44m )

Please note this is a versatile living space which does not have the building regulations certificate. There is a semi vaulted ceiling with a skylight to the side elevation, a UPVC double glazed window to the side elevation, laminate flooring, radiator, spot lighting to ceiling, a kitchenette area with wall and base units, work surface over, stainless steel sink and drainer unit with mixer tap over, door to a potential En-suite and UPVC double glazed French doors to the rear elevation.

## En-Suite

.7' 11" x 5' ( 2.41m x 1.52m )

With an obscured UPVC double glazed window to the front elevation, low level W.C, wall mounted electric shower over, vanity wash hand basin with mixer tap over, heated towel rail, spot lighting to ceiling, tiled splash backs and tiled flooring.

## Landing

Having an obscured UPVC double glazed window to the side elevation, airing cupboard, loft access and doors off leading to;

## Bedroom One

13' 4" x 8' 4" ( 4.06m x 2.54m )

13'4 x 8'4 - With a UPVC double glazed window to the front elevation, storage cupboard with shelving and a radiator.

## Bedroom Two

8' 6" + recess x 6' 6" ( 2.59m + recess x 1.98m )

Having a UPVC double glazed window to the front elevation, radiator and a useful over stairs storage cupboard.

## Bedroom Three

8' 7" x 8' 4" ( 2.62m x 2.54m )

Having a UPVC double glazed window to the rear elevation, radiator, laminate flooring and a storage cupboard

## Bathroom

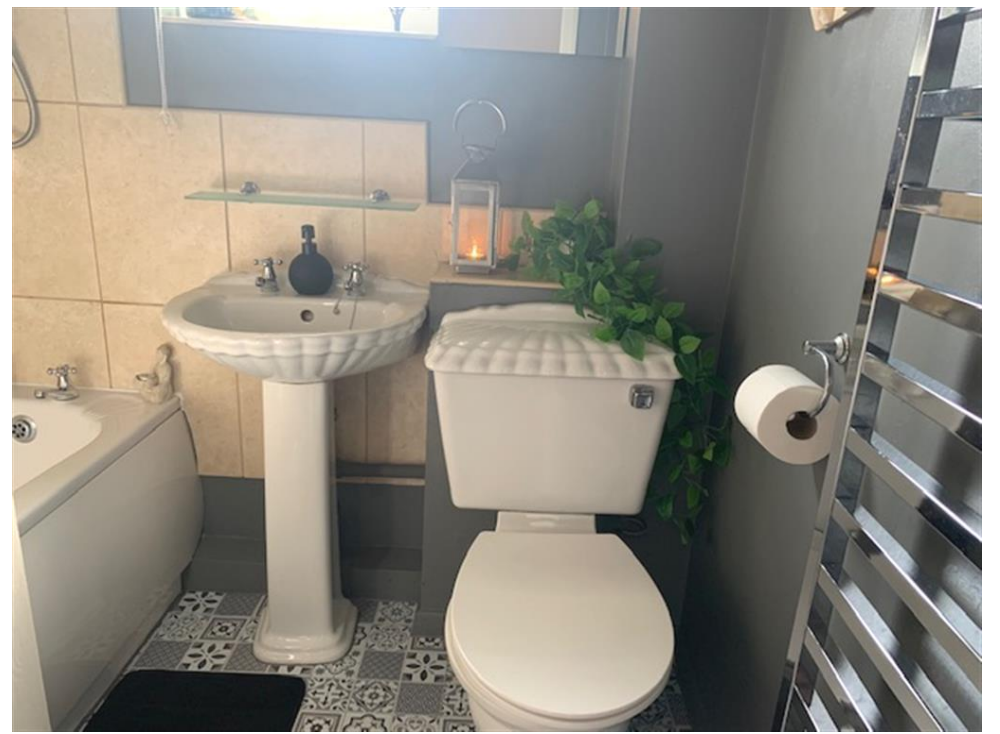
6' 5" x 5' 6" ( 1.96m x 1.68m )

A fitted bathroom comprising bath with an electric shower over, low level W.C, pedestal wash hand basin, tiled splash backs, heated towel rail and an obscured UPVC double glazed window to the rear elevation.

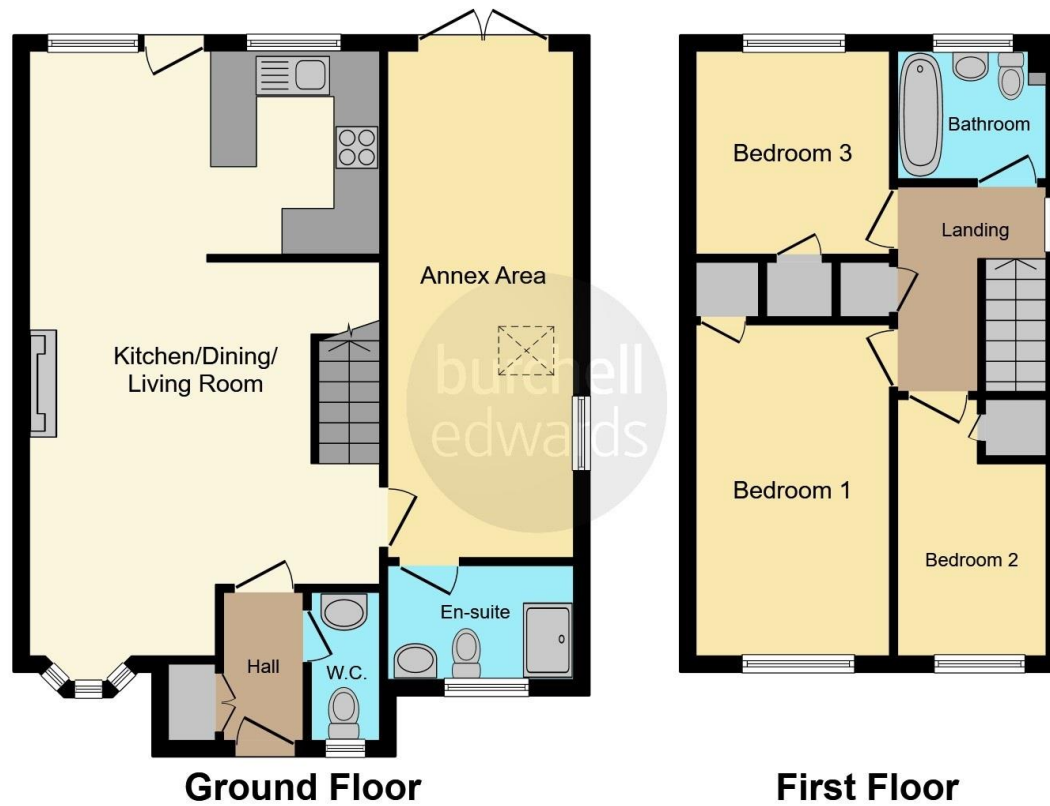
## Outside

To the front of the property there is a astro turf lawn and pebbled garden with parking space, decked ramp leading to the front entrance of the property. To the rear there is an enclosed easy maintenance garden with fenced boundaries pebbled beds and borders, astro turf area and a paved seating area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 0115 968 0528**  
**E hucknall@burchelledwards.co.uk**

64 High Street Hucknall  
 NOTTINGHAM NG15 7AX

EPC Rating: C

Tenure: Freehold

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