



9 Teal Close, Shirebrook, NG20 8EP

Offers In The Region Of £240,000

- Detached Home
- Four Double Bedrooms with En-suite To Master
- Garage & Driveway
- Ground floor Wc
- Front and Rear Gardens
- Great Location

9 Teal Close, Shirebrook NG20 8EP

**** Not To Be Missed****

Tassi are delighted to offer to the market this well presented four bedroom home in a sought-after area that has to be seen to be appreciated!

In brief the accommodation comprises of entrance hall, kitchen, lounge, dining room and WC to the ground floor. To the first floor there is a family bathroom and four bedrooms, with the master holding the en-suite.

To the front you have a garden mainly laid to lawn with driveway leading to the garage and access to the UPVC front door. The rear offers a well proportioned split level landscaped garden with patio area and great views.



Council Tax Band: C



Ground Floor Accommodation

Upvc Entrance Door

Entrance Hall

UPVC entrance door, laminate flooring, radiator with access to the lounge, kitchen and WC.

WC

Fitted with low level Wc, wash hand basin and vinyl flooring.

Lounge

Upvc window to the rear aspect, carpet flooring, fireplace with wood surround and radiator.

Dining Room

Upvc window to the front aspect, open plan from the kitchen, laminate flooring, radiator and feature bookcase to entrance door.

Kitchen

Fitted with a range of wall and base units, square edge work surfaces, tiled splash backs, sink with a mixer tap over, built in oven & hob, extractor fan, space and plumbing for washing machine, vinyl flooring, ceiling light point, space for tall standing fridge/freezer, space and plumbing for dishwasher, UPVC double glazed door to the rear and upvc window to the rear access

First Floor Accommodation

First Floor Landing

Access to four bedrooms and family bathroom.

The attic is boarded and access via the landing.

Bedroom One

Two Upvc windows to the front aspect, carpet flooring, ceiling light point, radiator, ariel socket and access to the en-suite

En-Suite

Upvc obscured window to the side aspect, wc, hand wash basin, shower with curtain, vinyl flooring and radiator.

Bedroom Two

Upvc windows to the rear aspect, carpet flooring, ceiling light point, radiator, ariel socket and access to the en-suite

Bedroom Three

Upvc windows to the rear aspect, carpet flooring, ceiling light point, radiator, ariel socket and access to the en-suite

Bedroom Four

Upvc windows to the front aspect, carpet flooring, ceiling light point, radiator and access to the en-suite

Bathroom

Fitted with a three piece suite comprising bath, wash hand basin, WC, part tiled walls and UPVC window to the rear aspect

Outside

To the front you have a driveway leading to the garage with ample off street parking, with the remaining laid to lawn.

The rear garden is enclosed and well landscaped with a patio area, artificial grassed area, sun shade canopy, two power points, water tap and shed.

Garage

With up and over door, power, water and lighting.

Referral Arrangement Note

Tassi Sales & Lettings always refer sellers (and will offer to refer buyers) to Sheltons Solicitors, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Tassi Sales & Lettings would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them

Disclaimer

Disclaimer Notes

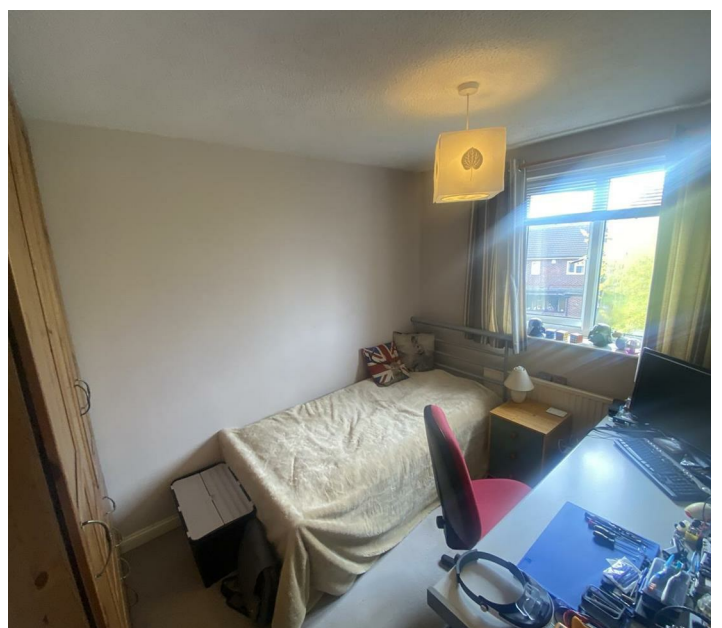
Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters.

These sales particulars are produced in good faith and are not intended to form part of a contract.

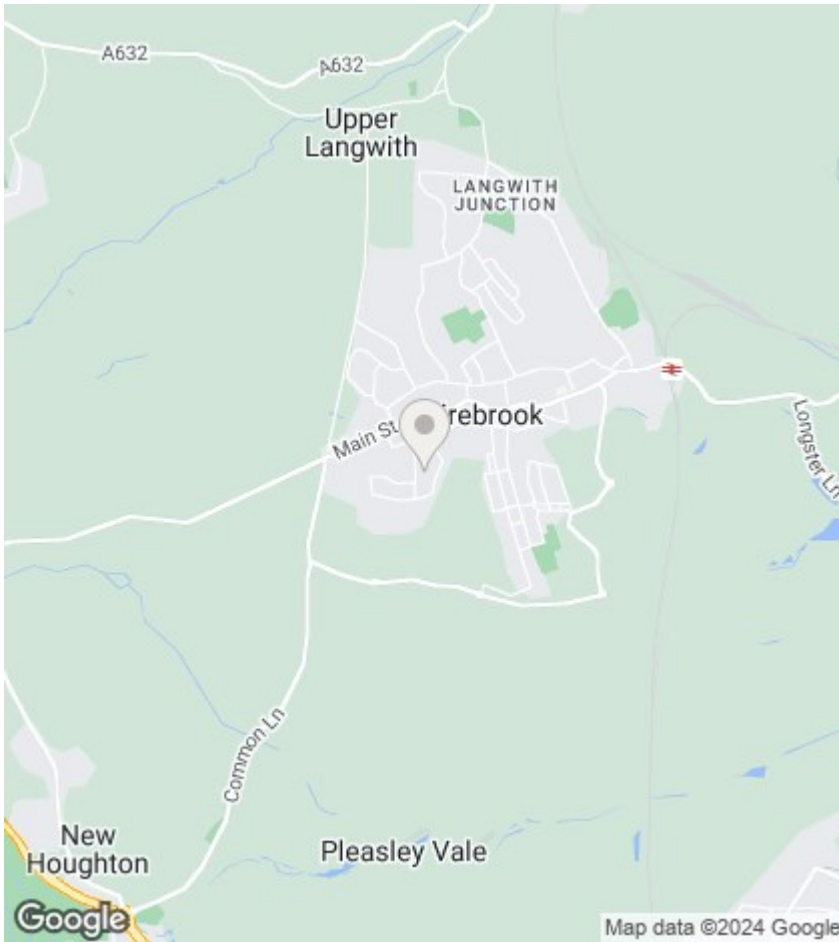
Whilst Tassi Sales and Lettings have taken care in obtaining internal measurements, they should only be regarded as approximate.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Tassi Sales and Lettings require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Tassi Sales and Lettings instructing solicitors in the purchase or the sale of a property.







Directions

Viewings

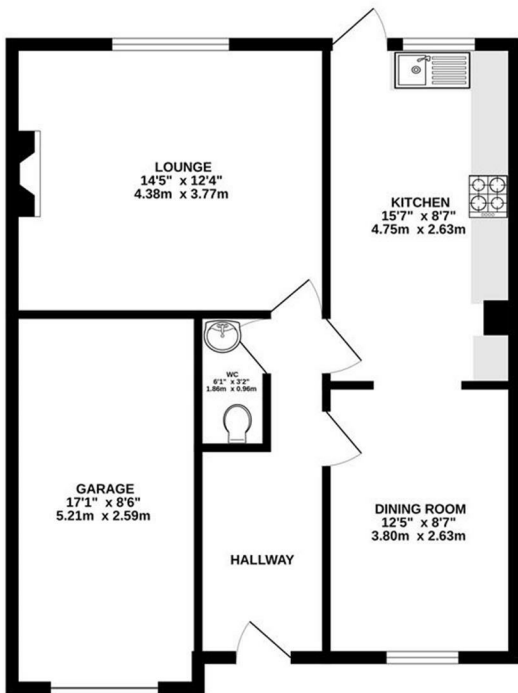
Viewings by arrangement only. Call 01623 747 956 to make an appointment.

EPC Rating:

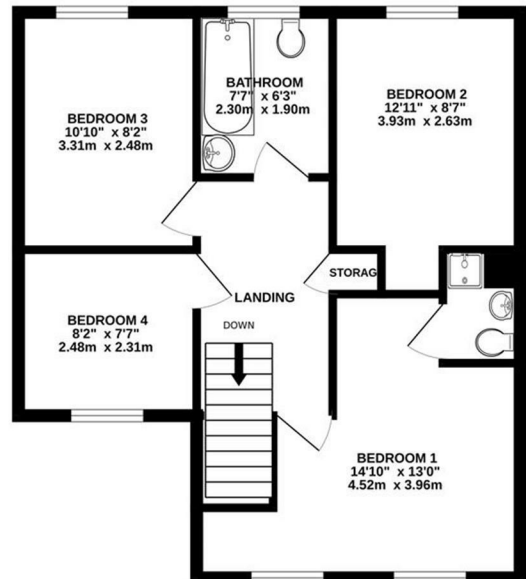
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only.