



3 Bracken Road
Shirebrook, Nottinghamshire NG20 8FB
Offers Over £250,000

- A BEAUTIFULLY PRESENTED AND MAINTAINED THREE BEDROOM DETACHED BUNGALOW
- SHIREBROOK ACADEMY IS ONLY A FEW MINUTES' DRIVE AWAY
- WONDERFULLY MAINTAINED FRONT AND ENCLOSED REAR GARDEN
- GARAGE WITH LIGHT AND POWER
- QUIET RESIDENTIAL AREA, IDEAL FOR A FAMILY OR THOSE WANTING TO LIVE ON ONE LEVEL
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- OFF ROAD PARKING FOR SEVERAL VEHICLES

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

Head out of Mansfield town centre onto Chesterfield Road South (B6191) which becomes Chesterfield Road North (A617). At the traffic island take the fourth exit onto Common Lane (B6407) and at the next island take the first exit towards Shirebrook and at the end of the road turn right onto Main Street turning right onto Stinting Lane. Take the second turning on the right to Orchid Way then turning left onto Bracken Road where the property is on the right-hand side.

ACCOMMODATION COMPRISES

To the front of the property is a well-cared for garden which leads to:

A composite, part decoratively glazed door and side window and into:

ENTRANCE HALL

Laminate flooring, radiator, built-in storage cupboards, one of which houses the hot water cylinder, loft access and giving access to all rooms.



BEDROOM THREE/DINING ROOM

9'0" x 6'8" maximum (2.76m x 2.036m maximum)

Fitted carpet, radiator, UPVC double glazed window to front elevation



LIVING ROOM

15'7" x 14'6" narrowing to 11'9" (4.75m x 4.42m narrowing to 3.59m)

Radiator, fitted carpet, UPVC double glazed patio doors to rear garden, gas fire with wooden surround and marble hearth.



KITCHEN

10'4" x 9'5" (3.15m x 2.88m)

Having a variety of dark wood wall and base units, roll edge worktops, built-in electric oven, stainless-steel gas hob with extractor fan over, stainless steel 1 ½ bowl sink and drainer with mixer tap, built-in fridge/freezer, plumbing for automatic washing machine, UPVC double glazed window to front elevation, composite door with opaque glazing leading to the side, cupboard housing the boiler and ceramic flooring.

BATHROOM

8'7" x 5'8" maximum (2.63m x 1.75m maximum)

Cream three-piece suite comprising a bath, W/C, sink and pedestal, laminate flooring, part ceramic tiled walls, opaque UPVC double glazed window to rear aspect, radiator, extractor fan.



BEDROOM ONE

11'8" to rear of wardrobes x 10'4" (3.57m to rear of wardrobes x 3.17m)

Fitted carpet, radiator, built-in wardrobes, UPVC double glazed window overlooking rear garden and through to:



EN SUITE

6'3" (to front of shower cubicle) x 3'4" (1.93m (to front of shower cubicle) x 1.04m)

Shower with folding shower door, W/C, sink and pedestal, part tiled walls, fitted carpet and opaque UPVC double glazed window to rear.



BEDROOM TWO

10'5" x 9'6" (3.18m x 2.92m)

Radiator, UPVC double glazed window to front aspect, fitted carpet.



OUTSIDE

To the front is a beautifully maintained garden featuring a lawn with feature planting, tarmac driveway providing parking for several vehicles, access to front door and garage, measuring 5.01m x 2.49m (16'5" x 8'2") pedestrian access to the rear via both sides of the property.

The rear garden is, again, beautifully maintained and cared for, enclosed by fencing with a lawn, a variety of plants, bushes and trees and paved seating area with a decorative gravelled area. A wooden shed is included which has electricity connected.



Council tax band C (Bolsover District Council).

FINANCIAL ADVICE

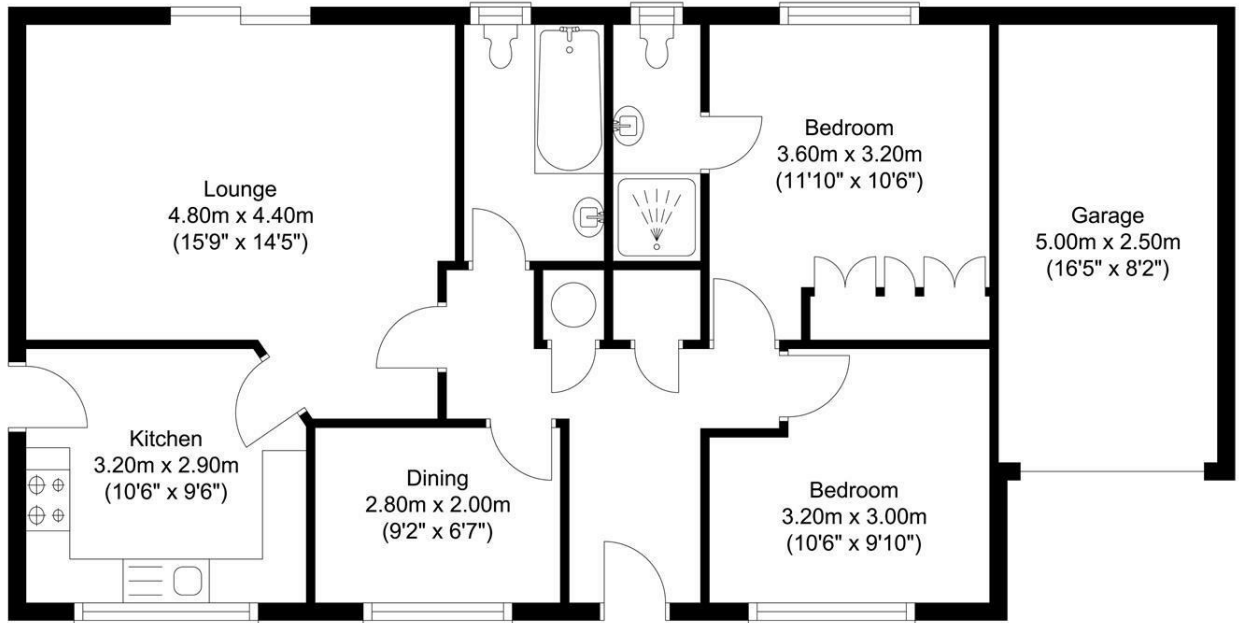
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5661/26.06.2024



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	85
	66
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

