



16 Acorn Ridge
Shirebrook, Nottinghamshire NG20 8QS
£195,000

- A THREE-BEDROOM DETACHED PROPERTY, FOR SALE WITH NO UPWARD CHAIN
- ENTRANCE AREA, LEADING THROUGH TO THE LIVING ROOM WITH DOUBLE GLAZED BOW WINDOW
- TWO DOUBLE BEDROOMS (ONE WITH WARDROBES) AND ONE SINGLE BEDROOM
- OPEN FRONTAGE HAVING LAWNED GARDEN AND DRIVEWAY TO THE SIDE OF THE PROPERTY
- SHIREBROOK IS A SMALL TOWN WITH LOCAL AMENITIES AVAILABLE, INCLUDING SHIREBROOK ACADEMY
- WELL-APPOINTED THROUGHOUT AND HAVING GAS HEATING AND UPVC DOUBLE GLAZING
- MODERN, FITTED DINING KITCHEN (INCLUDING APPLIANCES) AND CONSERVATORY TO THE REAR
- HIGH QUALITY, FULLY TILED WET ROOM, WITH SHOWER AREA, COUNTER-TOP BASIN AND WC
- DETACHED BRICK-BUILT GARAGE AND ENCLOSED REAR GARDEN, WITH LAWN AND OPEN VIEWS
- GOOD LOCATION FOR TRANSPORT LINKS AND JUNCTIONS 29 AND 29A OF THE M1 ARE BOTH ACCESSIBLE

VIEWING

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

DIRECTIONS

From Mansfield, head to Chesterfield South, which then becomes Chesterfield Road North. At the large roundabout in Pleasley, take the 4th exit onto Common Lane. At the bottom of here, turn right and then immediately left onto a continuation of Common Lane. Further up here, turn right onto Slant Lane and then left onto Acorn Ridge. The property is then on the right-hand side.

ACCOMMODATION COMPRISES

ENTRANCE AREA

UPVC front door. Laminate flooring.

LOUNGE

15'2 x 11'5 (4.62m x 3.48m)

UPVC double glazed bow window to the front, radiator, laminate flooring and coving around the ceiling.

INNER HALL

Stairs rising to the first floor, laminate flooring and UPVC side aspect.

DINING KITCHEN

15'2 x 11'6 (4.62m x 3.51m)

With a range of contemporary white gloss, base and eye level units, laminate work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, gas hob, cooker hood and microwave. Integrated fridge/freezer. Under stair cupboard with wall mounted boiler, built in cloaks, downlighters to the ceiling, radiator, coving and laminate flooring.



CONSERVATORY

15' x 7'9 (4.57m x 2.36m)

A brick and UPVC conservatory, tiled flooring, radiator and UPVC patio doors providing access to the rear garden.



FIRST FLOOR

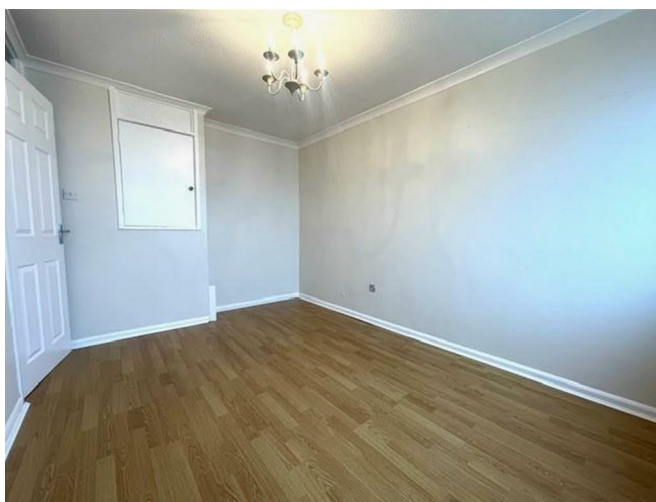
LANDING

UPVC elevation, coving and access to the loft space.

BEDROOM ONE

12'5 into recess x 8'9 (3.78m into recess x 2.67m)

UPVC rear elevation having views to the surrounding area. Radiator, laminate flooring and coving. Airing cupboard with hot water tank.



BEDROOM TWO

11'6 to wardrobe x 8'8 (3.51m to wardrobe x 2.64m)

Built in wardrobe, radiator, laminate flooring and coving. UPVC rear elevation.



BEDROOM THREE

8'8 x 6'1 (2.64m x 1.85m)

Radiator, coving, laminate and UPVC front elevation.



WET ROOM

Completely renewed and having shower area, counter-top basin within vanity unit and WC. Full tiling to the walls, tiled flooring, panelled ceiling with downlighters, chrome towel radiator and UPVC obscure glaze.

OUTSIDE

There is an open plan lawned garden to the front. The driveway to the side provides access to the detached brick-built garage with 'up and over' door. The rear garden is then mainly lawn and enjoys views over the surrounding area.



VIEW TO REAR



The property is in council tax band B (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.

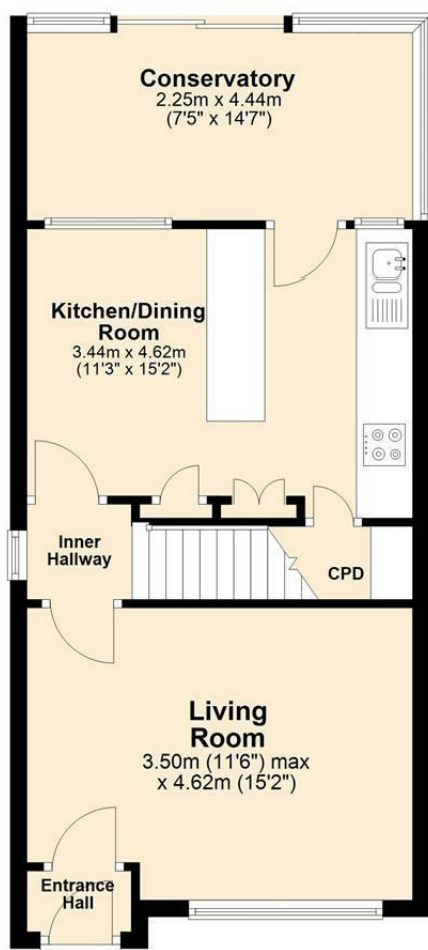
AS WITH ALL OUR PROPERTIES

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. MA5723/16.10.2024

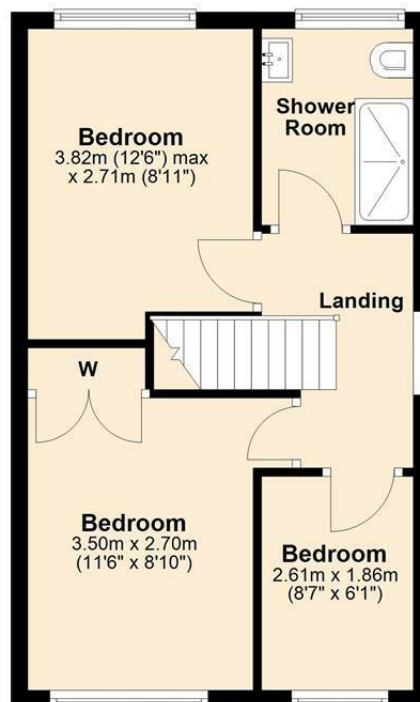
Ground Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 84.6 sq. metres (910.8 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

