



**58 Park Road**  
**Shirebrook, Nottinghamshire NG20 8JR**  
**Guide Price £300,000**

- \*\* GUIDE PRICE : £300,000 TO £325,000 \*\*
- THE ACCOMMODATION FEATURES A MODERN INTERIOR, GAS CENTRAL HEATING AND DOUBLE GLAZING
- SUMMER ROOM, FITTED KITCHEN, UTILITY ROOM AND GROUND FLOOR WC
- SET BEHIND A BRICK WALL THE FRONT GARDEN IS BLOCK PAVED WITH DRIVEWAY, PROVIDING AMPLE PARKING
- LARGE, BEAUTIFULLY MAINTAINED REAR GARDEN WITH BLOCK PAVED SEATING AREA AND DECKING
- BEAUTIFULLY PRESENTED FOUR BED DETACHED HOUSE, SITUATED CLOSE TO AMENITIES AND SCHOOLS
- ENTRANCE HALLWAY, BEDROOM FOUR/STUDY AND LOUNGE/DINING ROOM
- TO THE FIRST FLOOR THERE ARE THREE BEDROOMS, BATHROOM AND DRESSING/STORAGE ROOM
- THERE IS ALSO A DETACHED DOUBLE GARAGE AND WORKSHOP
- ALSO TO THE REAR THERE IS A SUMMER HOUSE/POTTING SHED WITH LIGHT AND POWER



### VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

### DIRECTIONS:

From Mansfield proceed along Mansfield Road South towards Pleasley. Continue along this road which becomes Chesterfield Road North and at the island take the third exit onto Common Lane. At the junction of Common Lane and Main Street, turn right onto Main Street then turn left onto The Rocklands and then right onto Carter Lane. Take the third left turning onto Park Road where the property is on the right-hand side.

### ACCOMMODATION COMPRISES

Block paving to the front and driveway leads to a decorative opaque glazed UPVC door and side window into:

#### HALLWAY

Storage cupboard/cloakroom, fitted carpet, radiator, access to ground floor rooms and stairs off to first floor.



#### BEDROOM FOUR/STUDY

13'5" x 5'10" (4.11m x 1.80m )

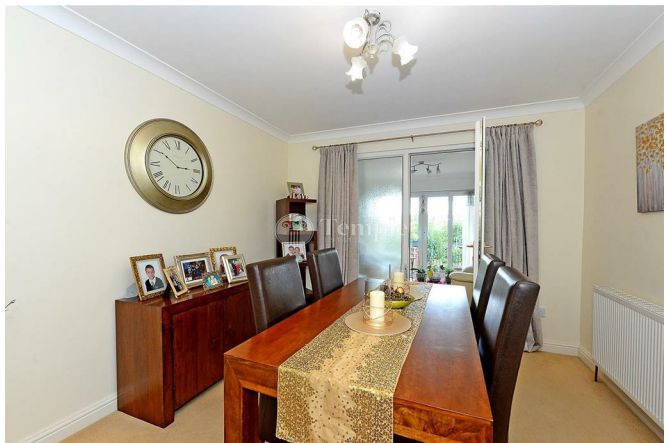
Fitted carpet, radiator and UPVC double glazed window to side elevation



#### LOUNGE/DINING ROOM

21'7" x 12'9" (6.60m x 3.90m )

Running from the front of the house to the rear and having a fitted carpet, radiator, door to hallway, opaque glazed door to the summer room and through an archway to the lounge which has a UPVC double glazed bay window to the front aspect, gas fire in marble effect surround with decorative hearth and a further door to the hallway.



#### SUMMER ROOM

10'9" x 8'6" (3.30m x 2.60m)

Wooden floor, radiator, UPVC doors to the decking in the rear garden.



## KITCHEN

**16'9" x 10'11" (5.12m x 3.34m )**

A beautiful kitchen having a range of wall and base units with granite effect worktops, built-in gas oven and hob, 1 and 1/2 bowl sink with mixer tap, built-in fridge and freezer, breakfast bar, veneered oak wooden flooring, UPVC double glazed window to rear aspect with UPVC double glazed door to rear block paved seating area and through to:



## UTILITY ROOM

**8'2" x 5'10" (2.50m x 1.80m )**

Again, having base units to match the kitchen which house the tumble dryer and granite effect worktops, opaque double glazed UPVC door to driveway, veneered oak flooring and through to



## WC

**6'9" x 2'7" (2.06m x 0.80m )**

Tiled floor, W/C with splashback in mermaid board, wall mounted sink and tiled walls.

## GARAGE

**38'8" x 15'8" (11.80m x 4.80m )**

Having an electrically operated door to the front, 2 radiators, carpet tiles, opaque UPVC double glazed door and window providing access to the rear garden, light and power and leading down to:

## WORKSHOP

**15'8" x 6'10" (4.80m x 2.10m )**

Brick-built with light and power, boarded loft above and door to rear garden

## FIRST FLOOR

### LANDING

Fitted carpet, radiator, part boarded loft with access via a ladder.



## BEDROOM ONE

**10'9" x 10'9" (3.30m x 3.30m )**

Radiator, fitted carpet, built-in wardrobes and UPVC double glazed window to front elevation





### BEDROOM TWO

**11'1" x 10'9" (3.40m x 3.30m)**

Fitted carpet, radiator and UPVC double glazed window to rear aspect.



### BEDROOM THREE

**11'1" x 7'2" (3.40m x 2.20m)**

Radiator, fitted carpet and UPVC double glazed window to rear elevation.



### BATHROOM

**14'5" x 5'10" (4.40m x 1.80m )**

A white 3-piece suite comprising of a bath, W/C an sink in vanity unit, corner shower, opaque UPVC double glazed windows to the front and side aspect, vinyl floor, radiator, mermaid boarding to 3 walls, extractor fan and through to:



### DRESSING/STORAGE ROOM

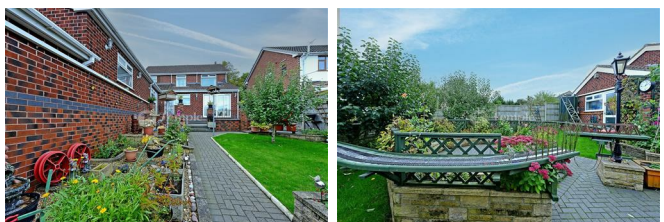
**5'10" x 4'11" (1.80m x 1.50m)**

Vinyl floor, opaque UPVC double glazed window to rear aspect, combi boiler and shelving.

### OUTSIDE

The house is set behind a brick wall with fencing above and wooden gates to the driveway and a separate pedestrian gate behind which is a block paved area comprising access to the front door and a driveway for up to 3 cars and leading to the double garage. A block paved path to the left-hand side gives access to the rear via a wooden gate.

To the rear is a large, beautifully maintained and enclosed garden on several levels. There is a block paved seating area and decking which provides ample seating and down a block paved path to a further decorative block paved seating area and decorative borders. Also in the rear garden is:



### SUMMER HOUSE/POTTING SHED

**14'10" x 6'8" (4.54m x 2.04m )**

Being of brick and UPVC construction with pitched roof and having UPVC double glazed windows and door, light and power and storage area above in the loft.



The property is in council tax band C (Bolsover District Council)

#### **FINANCIAL ADVICE**

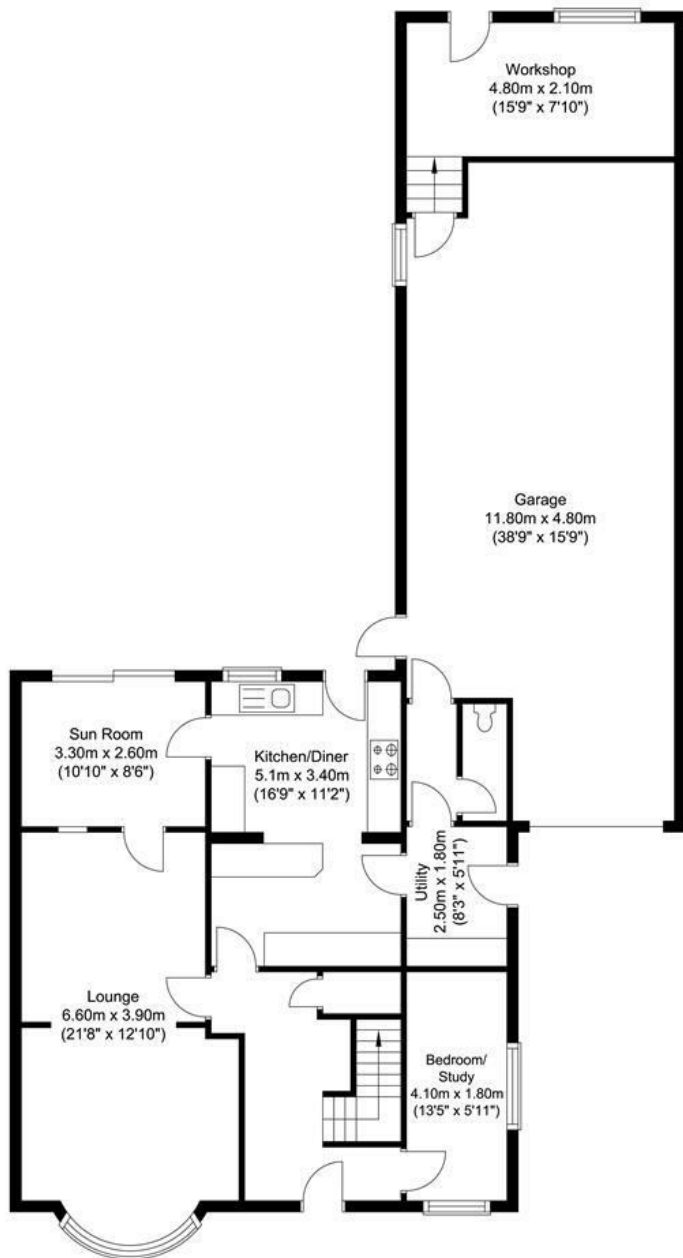
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### **MONEY LAUNDERING**

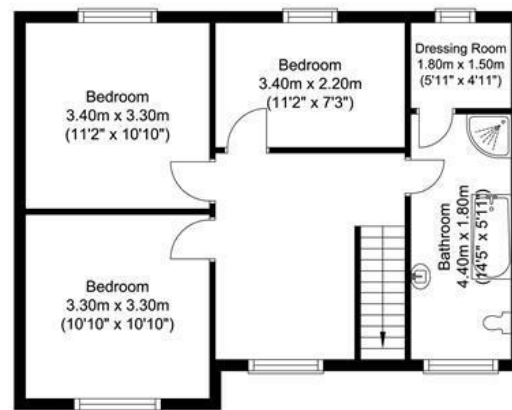
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA5717/04.10.2024



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	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			
England & Wales		70	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

