

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

2 Woodside Road, Shireoaks



- Good Sized Three Bedroom Bungalow
- Sought After Position Within The Village
- Close to open Country and Canal Side Walk
- Large Plot With South Facing Rear Garden

Situated in this highly sought-after village location, the property enjoys a prime position on a quiet and well-regarded residential road. The area is well-served by a range of local amenities including a convenience store, public house and a railway station, offering excellent transport links to mainline routes via Sheffield and Retford.

Nature lovers will appreciate being on the doorstep of scenic countryside walks, the picturesque Chesterfield Canal, Shireoaks Marina, and the charming village of Shireoaks itself. Occupying an enviable large and well-proportioned plot, the property boasts a delightful south facing rear garden with well stocked borders, a greenhouse and offers an excellent level of privacy, a spacious driveway to the side provides ample off-road parking and leads to a covered car port and a detached garage, offering excellent storage or workshop potential.

The property includes Upvc double glazing, soffits and fascias and with gas combi central heating, with the interior comprising, entrance hall, inner hall, lounge /dining room with conservatory off. There are three well-proportioned bedrooms and a family bathroom which includes a four-piece suite

£ 286,000

2 Woodside Road, Shireoaks, Nott's S81 8PF

Entrance Hall

Accessed from the side drive, Upvc double glazed entrance door, solid timber flooring, dado rail, picture rail and coving to the ceiling.

Lounge 14'5" x 11'11" (4.39m x 3.63m)

With a feature fireplace with fitted surround, marble hearth and back inset electric fire. Coved ceiling, dado rail and two central heating radiators.



Dining room 9'5" x 8'10" (2.87m x 2.69m)

With timber flooring, coved ceiling, dado rail, sliding patio door to the conservatory.



Conservatory 8'10" x 8'9" (2.69m x 2.66m)

With a brick base and Upvc double glazed units and Upvc double glazed external doors to the patio.



Kitchen 10'10" x 10'3" (3.30m x 3.12m)

Fully tiled and fitted with a comprehensive range of fitted units finished in white including base drawer and high-level cupboards with complimentary roll edged work surfaces with inset stainless steel sink unit and mixer tap. Fitted cupboard housing the Vaillant gas combi central heating boiler. Upvc double glazed door giving access to the side porch which is approached via a pedestrian path to the front of the property.



Bathroom

Fitted with a white 4-piece suite to include low flush WC, pedestal hand basin, panelled bath and a separate shower enclosure, central heating radiator and loft access hatch.



Bedroom One 13'5" x 11'3" (4.08m x 3.42m)

With a range of built in wardrobes, drawers and bedside cabinets, central heating radiator.



Bedroom Two 11'10" x 9'10" (3.60m x 2.99m)

With a range of built in wardrobes, open shelving and high-level cupboards and central heating radiator.



Bedroom Three 9'10" x 8'4" (2.99m x 2.54)

Central heating radiator.



Outside

The property benefits from a generous south facing rear garden, offering a superb outdoor space. The garden features well-established planted borders with an array of mature shrubs, perennials, and seasonal blooms. A spacious patio area provides the perfect spot for outdoor dining, while the extensive lawn enjoys a good level of privacy. A greenhouse is also included, appealing to keen gardeners. Side gated access leads to the front of the property, where you'll find a neatly lawned garden with further planted borders. To the side, a long driveway provides ample off-road parking and leads to a covered car port and a detached garage.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.