



SHOP AND ACCOMMODATION, 5 Colnade, Shirebrook, Mansfield, NG20
8BL
Offers in Excess of £325,000



Nestled in the charming area of Colonade, Shirebrook, Mansfield, this delightful house boasts a unique layout that is sure to impress. As you step inside, you are greeted by a welcoming reception room, perfect for entertaining guests or simply relaxing with your loved ones.

With three cosy bedrooms, there is ample space for the whole family to unwind and make this house a home. The property also features a well-maintained bathroom, ensuring convenience and comfort for all residents.

One of the standout features of this house is the shop located on the ground floor. This versatile space offers endless possibilities, whether you dream of starting your own business or simply desire extra storage space.

The house is bathed in natural light thanks to its double glazed windows, creating a bright and airy atmosphere throughout. A driveway running up the side of the property leads to a rear garden and not one, but two garages, providing ample parking and storage options.

Situated in an excellent location, this property offers the best of both worlds - a peaceful retreat away from the hustle and bustle, yet within easy reach of local amenities and transport links. Additionally, the old workshop to the rear, set over two floors, adds character and potential to this already charming abode.

Don't miss out on the opportunity to make this house your own and create a lifetime of memories in this wonderful space. Book a viewing today and step into your future home in Colonade!

Viewing is strictly through the selling agents; Rachael or Marc on 01246 232156 / residential@wtparker.com



GROUND FLOOR

Shop

The shop covers the majority of the Ground Floor. It is carpeted and has been used in the past as a Post Office so has a separate safe room. It provides access out to the front of the property and also through to the Hallway in the back.

Utility Room

Located to the rear of the property, it has a small WC and also provides access to a store room, first floor via stairs and out to the side of the property via uPVC door.

FIRST FLOOR

Landing

14'10" x 6'7" (4.54 x 2.01)

This is carpeted and provides access to the Living Room, Dining Room and Kitchen

Kitchen

11'10" x 8'9" (3.63 x 2.67)

Located to the rear of the property with vinyl flooring part tiled walls, double glazed window and uPVC door leading out to the rear garden. There are ample wall and base units incorporating a single sink and drainer with mixer tap. There is space for a washing machine and Fridge Freezer and boasts an integrated electric oven and gas hob with extractor fan over.

Dining Room

14'10" x 12'10" (4.54 x 3.92)

Also located to the rear of the property, that has carpeted flooring, gas fire and wallpapered walls.

Living Room

12'1" x 19'9" (3.70 x 6.03)

A spacious living area located to the front of the property. It has carpeted flooring, 2 double glazed windows and a large double glazed bay window with radiator below.

SECOND FLOOR

Landing

This has carpeted flooring and provides access to the bathroom and all three bedrooms.

Bedroom One

12'1" x 10'8" (3.70 x 3.26)

A spacious double bedroom located to the front of the property. It has carpeted flooring and a double glazed window with radiator below.

Bathroom

11'7" x 8'9" (3.54 x 2.67)

The large bathroom is located to the rear of the property. It has carpeted flooring and tiled walls with 2 double glazed windows with obscured glass and a radiator below. It also boasts a low flush WC, Bidet, Pedestal Wash Basin, Bath Tub and corner shower cubicle.

Bedroom Two

12'1" x 8'9" (3.70 x 2.67)

A good sized single bedroom located to the front of the property. It has carpeted flooring and 2 double glazed windows with a radiator below.

Bedroom Three

14'10" x 12'11" (4.54 x 3.94)

A large double bedroom located to the rear of the property. It has exposed wood flooring and a double glazed window with radiator also.

EXTERNAL

Front

The front of the property is beautifully presented. There is ample on street parking including a gated driveway up the side of the property leading through to the rear.

Rear

There are ample spaces for parking to the rear including 2 garages.

Council Tax Band

Band A

Bolsover District Council

Viewing

Strictly by appointment with the agents Marc or Rachael on 01246 232156 / residential@wtparker.com

EPC Rating

To be confirmed

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.







Total area: approx. 212.9 sq. metres (2291.5 sq. feet)



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