



Primula Close
Shirebrook MANSFIELD



Primula Close Shirebrook MANSFIELD NG20 8EZ

for sale offers over
£150,000



Property Description

We here at Burchell Edwards are please to market this beautifully presented and modern two bedroom, semi detached house located on Primula Close, Shirebrook. In short, the property boasts off street parking to the front with a detached garage and has plenty of downstairs space including a large lounge, a fitted kitchen and a conservatory. To the first floor you have two generously sized bedrooms and a fitted family bathroom. The garden space to the rear is spacious and easy to maintain with a fenced boundary, seated patio area and gated access along with presentable raised planters. Primula Close has more than meets the eye which is why a viewing is highly advised!

Front External

Nestled away in the corner of Primula close with driveway parking to the front for a vehicle and access to the detached garage. You can also access the rear garden from the front via a locked side gate.

Entrance Hallway

Welcoming you through with a composite front door, laminate flooring and a wall mounted radiator. There is also understairs storage fit to finish.

Kitchen

9' 11" x 6' 7" (3.02m x 2.01m)
To the left of the entrance hallway is access to the kitchen which is finished with laminate flooring and matching wall and base units for storage. There is a stainless steel sink and drainer set within the worktops and tiled splashbacks across the work surfaces. To the front is a DG UPVC window and a lovely breakfast bar.

Lounge

13' 7" into recess x 12' 7" into recess (4.14m into recess x 3.84m into recess)
Located at the rear of the property and being a lovely family orientated space, the lounge is

finished with carpeted flooring and a set of French DG UPVC sliding doors, that lead through into the conservatory. The lounge is finished off with a wall mounted radiator and a DG UPVC window to the rear elevation.

Conservatory

10' 10" x 10' 10" (3.30m x 3.30m)
Being a brick built conservatory and finished with DG UPVC windows to all sides, as well as a French DG UPVC door to the garden. It is fitted with laminate flooring and is a fantastic space that can be utilised for living or dining space.

Bedroom One

.11' 6" x 12' 7" Into recess (3.51m x 3.84m Into recess)
Bedroom one is a generous sized bedroom and has carpeted flooring fit to complete, a wall mounted radiator and storage cupboard situated above the stairs. There is a DG UPVC window to the front with beautiful views.

Bedroom Two

6' 7" x 12' 3" Into recess (2.01m x 3.73m Into recess)
Bedroom two is another generous double and has a wall mounted radiator, laminate flooring and a DG UPVC window to the rear of the property.

Bathroom

Fitted with W.C, bath with mixer tap and electric shower over, wash hand basin mixer tap, tiled splashbacks, vinyl flooring, towel radiator and UPVC double glazed opaque window to the rear elevation.

Front

The property is set back from the road with driveway parking, laid to lawn area and a detached garage.

Rear

The rear garden offers a landscaped space with seated patio and laid to lawn areas with raised planters, a range of plants, fenced boundary and gated side access.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/MFD208206](https://www.burchelledwards.co.uk/Property/MFD208206)



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