



South View Sookholme Road  
Shirebrook MANSFIELD



# South View Sookholme Road Shirebrook MANSFIELD NG20 8SF

for sale  
**£450,000**



## Property Description

Absolutely stunning bungalow sitting on a huge and private plot! Sitting in the heart of Shirebrook on a quiet residential street, this spacious detached bungalow has been done to the best of standards. With its welcoming entrance hall and amazing open plan lounge diner with central feature log burner, this is the perfect set up for family and entertaining. In brief the property comprises of; entrance hall, newly fitted kitchen diner, lounge area, dining area, three well-proportioned bedrooms, stunning bathroom with walk in shower and free-standing bath, utility room and W.C.

The external of this property is not to be missed, sitting on a third of an acre and offering huge potential for those summer garden parties with its secure boundary and practical outhouses. Alongside this you have the ample driveway parking to the front and further parking to the rear behind gated access.

## Entrance Porch

Composite door to front elevation, laminate flooring and radiator.

## Entrance Hall / Hallway

Porcelain tiled flooring, radiator and loft access.

## Lounge Area

14' 1" plus door recess x 13' 7" into recess ( 4.29m plus door recess x 4.14m into recess )  
Double glazed bi-folding doors to the rear elevation, laminate flooring, UPVC double glazed window to the side, radiator and centre feature log burner through to dining area.

## Dining Area

14' 1" plus door recess x 13' 5" into chimney breast ( 4.29m plus door recess x 4.09m into chimney breast )  
Double glazed French doors to the rear elevation, laminate flooring, centre brick feature log burner and two radiators.

## Kitchen Diner

17' 10" x 9' plus door recess ( 5.44m x 2.74m plus door recess )

Fitted with matching wall and base units with work surfaces over incorporating a one and a half composite sink & drainer with mixer tap, space for electric cooker with cooker hood over, space for standing fridge freezer, tiled flooring, partly tiled splashbacks, radiator, UPVC double glazed window to the front elevation and door to the side leading to the rear garden.

## Utility Room

.13' 7" x 8' 7" ( 4.14m x 2.62m )

Fitted with base units, plumbing for wash machine, boiler, laminate flooring, radiator and UPVC double glazed window to the front elevation. This room could also be altered slightly to make a further bedroom if needed.

## Cloakroom W.C

Fitted with W.C, vanity wash hand basin with mixer tap, laminate flooring and radiator.

## Bedroom One

10' 7" x 16' 2" ( 3.23m x 4.93m )

UPVC double glazed picture window to the rear elevation and window to the side, carpet flooring, wall radiator and radiator.

## Bedroom Two

10' 8" x 11' 8" ( 3.25m x 3.56m )

UPVC double glazed window to the side elevation, carpet flooring and radiator.

## Bedroom Three

10' 8" x 11' 9" into recess ( 3.25m x 3.58m into recess )

UPVC double glazed window to the side elevation, carpet flooring and radiator.

## Bathroom

Open plan bathroom with fully tiled walk in wet room area with anti-slip flooring and rainfall shower, towel radiator, free standing

bathroom on tiled flooring with mixer tap and shower hose, vanity wash hand basin with mixer tap, partly tiled splashbacks, W.C, radiator, down spot lights and UPVC double glazed opaque window to the front elevation.

## External

The property sits proudly set back from the road with driveway and gated access to the rear.

The rear plot then offers amazing outdoor space with large laid to lawn area, seated patio area, flower beds, a range of trees including a pear and apple tree, plants, shrubs, secure outhouses and the adding benefit of being South facing. There is also vehicle access to the rear if needed.









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EPC Rating: C

Tenure: Freehold

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