



£170,000 Freehold

25 ORCHID WAY | SHIREBROOK | MANSFIELD | NG20 8ES

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ESTATE AGENTS

A CONTEMPORARY DELIGHT WITH CHARACTER WITH NO CHAIN!... Situated in the desirable Orchid Way area of Shirebrook, Mansfield, this charming semi-detached home perfectly combines modern comforts with a welcoming atmosphere. Surrounded by peaceful scenery and close to local amenities, it's ideal for those seeking a convenient yet tranquil lifestyle. With ample parking for two vehicles, this property makes a great first impression.

Inside, you'll find a spacious living room that radiates warmth and comfort—perfect for family gatherings or relaxing evenings. The heart of the home is the modern kitchen and dining area, thoughtfully designed to include everything you need while maintaining a stylish and practical layout. This space flows seamlessly into a bright conservatory, ideal for entertaining or enjoying a quiet moment while overlooking the garden. There's plenty of room in the dining area for your desired furniture. The downstairs also features a handy WC.

Upstairs, the property boasts three well-proportioned bedrooms. The main bedroom includes a built-in wardrobe, providing useful storage without compromising style. A contemporary family bathroom completes the first floor, offering convenience and modern design for the whole household.

Outside, the property continues to impress. A driveway to the front provides easy access and additional parking, while the rear garden features a large, well-landscaped raised lawn with a patio area below—perfect for outdoor dining or enjoying sunny afternoons. This semi-detached home offers a comfortable and inviting space where memories are ready to be made.





#### Hall

Hallway leading to;

#### Living Room 14'2" x 9'11"

Carpeted living room with central heating radiator and window to the front elevation.

#### WC

Low flush WC and hand wash basin.

#### Kitchen/Dining Room 14'2" x 9'11"

Featuring green matching cabinets with ample worktop space above, a tiled wall border, an integrated new oven with electric hob, an inset sink, and access to the conservatory. There is plenty of space for your desired dining furniture in the other half of the room.

#### Conservatory 10'2" x 12'1"

Conservatory with surrounding windows, vinyl flooring and patio doors to the rear garden.

#### Landing

Carpeted landing leading to all first floor bedrooms.

#### Bedroom One 7'7" x 10'9"

Carpeted flooring with central heating radiator, built in wardrobe and window to the rear elevation.

#### Bedroom Two 6'10" x 10'4"

Carpeted bedroom with central heating radiator and window to the front elevation.

#### Bedroom Three 7'2" x 6'11"

Carpeted bedroom with central heating radiator and window to the front elevation.



#### Bathroom 6'2" x 7'1"

Three piece suite with bath and shower over, low flush WC and hand wash basin.

#### Outside

Driveway leading to the front elevation. At the rear, there is a large, well-landscaped raised lawn area with a patio situated below.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 88        |
| (81-80) B                                   |         |           |
| (69-60) C                                   | 74      |           |
| (55-48) D                                   |         |           |
| (39-34) E                                   |         |           |
| (21-20) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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